

#### IRWIN TAPLINGER

## REALTOR

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PHILADELPHIA BOARD
OF REALTORS

NORTH PHILADELPHIA

SUITE 607
1518 WALNUT STREET
PHILADELPHIA 2, PA
PENNYPACKER 5 6772

December 11, 1983

Mr. James n. Hoffa-Jeneral President International brothernood of Teamsters 15 Louisanns avenue n.m. Washington, D.C.

Dear Sir:

I am writing to you at the suggestion of Mr. Hartzell, Philadelphia Local-107 representative.

I have an application for a first mortgage to be secured upon the brigentine Hotel property at Brigentine, N.J. Mr. Hartzell told me that certain union funds were used for investments of this type.

The property is located seven minutes over the bridge from Atlantic City. It is a ten story building of completely fireproof construction. It contains 142 baths and 150 rooms. First and second floor restaurant and banquet rooms have a sesting capacity of 1000. It has an ocean frontage of 200 feet by 400 feet to Ocean Avenue. The parking area will accommodate 200 cars.

The tuilding was built by Day & Zimmerman at a cost of three million dollars.

The building is in need of considerable remain due to storm damage. The owner is planning a complete modernization program which will include installing kitchenette units in about one half of the rooms, and a swimming pool.

The application is in the amount of \$700,000. He would like a 15 year mortgage payout.

The owner also has two Atlantic City Apartment houses valued at \$75,000 erch which he would be willing to put up as additional security.

I would appreciate hearing from you at your earliest convenience.

Thanking you, I am

B1/bv

Very truly yours lines

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Sweether First Frohest Savings + Soan asin December 18, 1963 Mr. E. T. Hay Executiva Vica President Lincoln First Federal Savings and Loan Association N. 120 Wall Street Spokens I, Washington Doar Mr. Hay: Thank you for your letter of December 10, 1963. Our organisation is not interested in your proposal nor do wa know of any union which is. Very truly yours, H. J. Gibbons Exacutive Assistant to tha General President HJG/nlb



E T HAY EXECUTIVE VICE PRESIDENT AND TREASURER

# LINCOLN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION SPOKANE - SEATTLE - EPHRATA - BELLEVUE

SPOKANE I. WASHINGTON

December 10, 1963

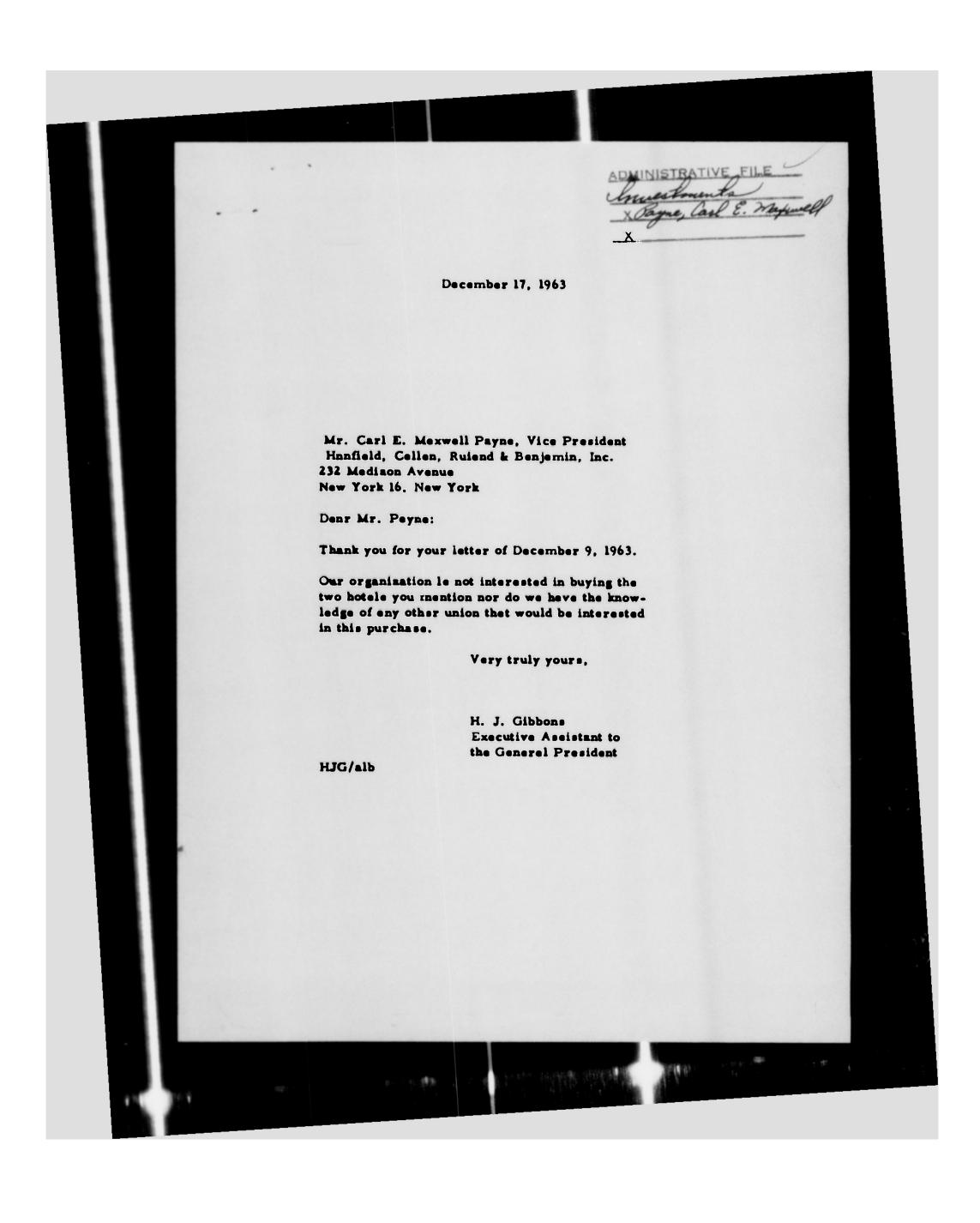
Mr. Harold J. Gibbons, Executive Vice President to Mr. Hoffa 25 Louisiana Avenue N. E. Washington 1, D. C.

Dear Sir:

We are informed that you might be able to give us information as to which Unions, if any, might be interested in investing funds in G. I. loans. We have \$6,000,000 of well-seasoned G. I. loans In the Spokane and Seattle areas that we would like to sell. If you know of such Unions, we would be happy to hear from you.

Executive Vice President

ETH/fJ



SAMUEL N. BENJAMIN
W. HOPPMAN BENJAMIN
LEDYARE N. BIRCH
CABPER R. CALLEN
CUCIEN J. CERWIN
VICTOR M. EARLE
DEWITT C. HAMPIELD, JR.
WILLIAM M. STREETON
CHARLES R. SYNES
MICHAEL A. FINASZO
DOMINICK M. BORELL
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BINCE 1867

232 MADISON AVENUE

NEW YORK 16, N. Y.

OREGON 4-9100

December 9, 1963

Mr. James Hoffa, Pres. Teamsters Union 25 Louisiana Avenue, N.W. Washington I, D. C.

Dear Mr. Hoffa:

We are offering for sale two hotels, one in Lake George, N. Y. and one in Groton, Conn.

We know that from time to time the unions do buy hotels and we thought that this might be of interest to you, or perhaps you would forward them to the union that might be interested.

We would appreciate your advices.

Very truly yours,

CEM:BR ENCS, Cari E. Manwell Payne
Vice President

Mortgage Coerespondent for the Baltimore Life Insurance Company



# 232 MADISON AVENUE - NEW YORK 16, N. Y. - Tel: ORegon 4-9100

Real Estate · Morigage Servicing · Mortgages · Management · Sales · Rentals · Appraisals

#### FOR SALE

dotel & Championship Golf Course Long leland Sound

> GRISWOLD HOTEL Groton, Conn.

SIZE:

160 Acres

1200 ft. on long Island Sound

DESCRIPTION:

145 roon resort notei.

Olyaspic size sait water swimming pool. Tennie courts - boating - fishing, etc.

(Every room returnished this year)

INCOME:

Hotel: Gross 1962 1961

\$750,000

Gulf Course

736, 000

1962

73,676

OPERALING PROFIT BEFORE DEPRECIATION: \$161,680

Gross

PRICE:

\$1,500,000

Cualifying buyer can get in with small amount of

cash and agreeable terms.

The property is presently free & clear.

For full and complete details contact

Carl E. Maxwell-Payne L. Christoph

NOIE:

The property adjoins Pfizer & Co. and the Electric Boat Co.

AL PRATIES FURNISHED IS FROM BOURCES DEEMED RELIABLE, BUT NO REPRESENTATION IS NADE AS TO THE ACCUMACY WELLOW

EARLIEN DERLAMIN
IN HOFFMAN BENJAMIN
LEGYAND & EMON
CARFER IL GALLEN
LUCIEN J CERWIN
VICTOR M. EARLE
DEWITT C. HANFIELD, JR.
WILLIAM M. STREET-CIN
CHARLES R. SYNES
MIGHAEL R. FINASSO

DOMENION IN BORELL STEPHEN G. GUTH VICTOR IN JONES CHILD PREDICE LIVE IN LOUIS EDITARD F. LEGAR

## ANFIELD ALLEN ULAND & **ENJAMIN**

REAL ESTATE MORTGAGES APPRAISALS MANAGENENT BALES - RENTALS HORTGAGE SERVICING INSURANCE BINCE 1887

232 MADISON AVENUE . NEW YORK IS N Y Satuitted by. Serl Maxwell Papes & L. Christoph

ORSSON 4 8100

LAKE GEORGE INN Labe Oucrge, M. T.

Lanatina

Is 100% location, center of teve on Lake Ocorga. The ficest metel/hotel lecation in Laba Occrga edjeine Fort Heary. Noth the Maia Street frostage and the Frontage on the Lake Drive is ready and saitable for commercial development.

Sizes

11 seres with 1600' on Rests #8, and 2000' on the Lake.

Desci

144 maite (including a new or unit motal) and 3 mais heildings, plus 20 rooms for help. Reom fer-mishings are sev. All hitches equipment is new; all public rooms, the bar, coffee shop end dising ream ere newly furnished. Presises ere controlly eir ecaditieand. Elevators are new, self-earvice, Otis. The preperty coateins as Olympic sixed unders swimming pool of artistic design.

The 3 mais beildiegs are as fellows:

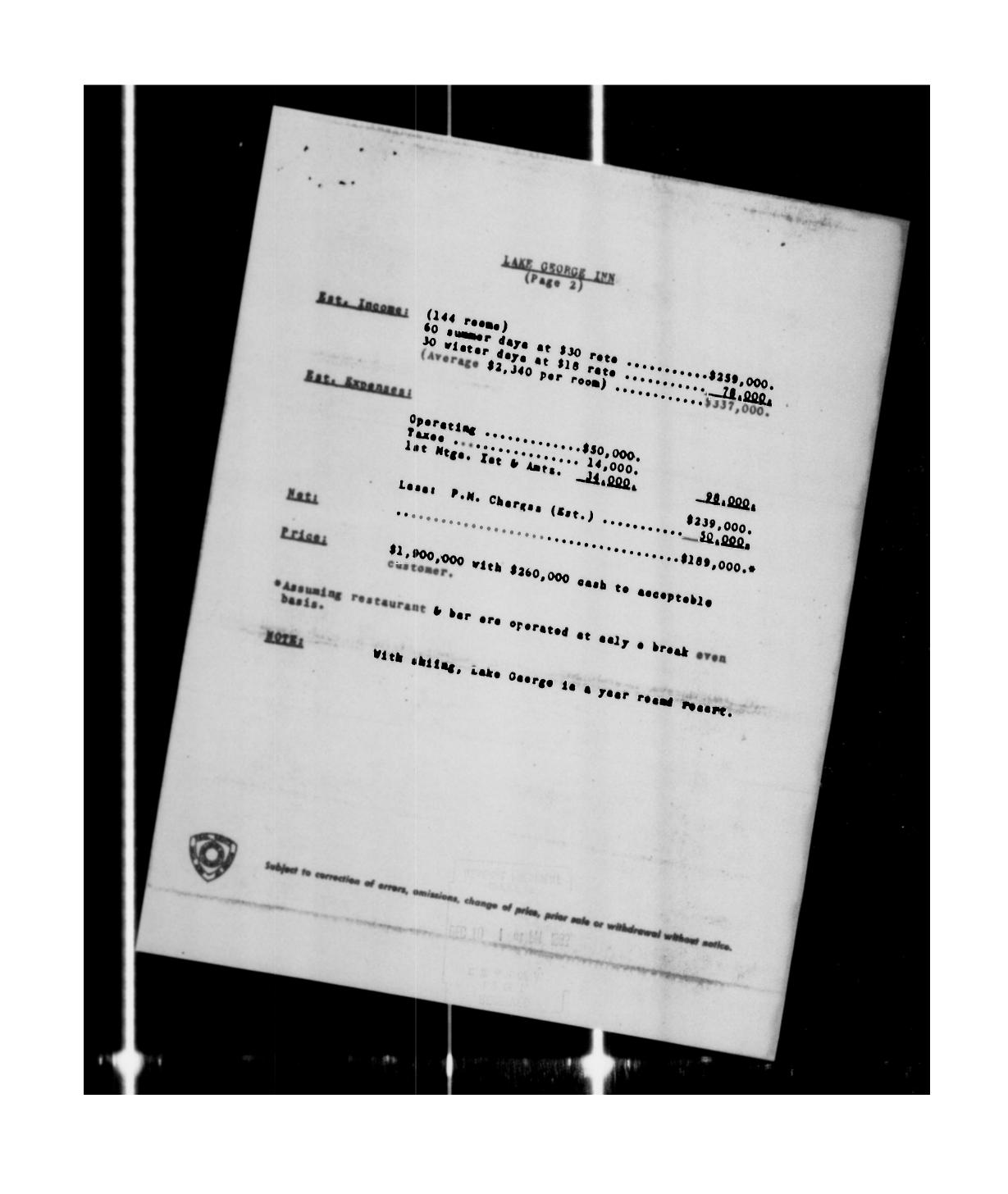
A may 2 stary motel, 64 anits, being complated October, 1963. This is asy and medere is every respect, and comperes to the finest asy motals.

A large etructors accommodating conventions fer 500 people.

A main bailding (firepresf) with 90 gaset mmite, completely fermiohed, all with new tiled bathrooms.

Financing:

yearly including 4% interest matil paid off.



ADMINISTRATIVE FILE

Investmente

Adviseran Maletany

Chi'l Insurance assir

Docember 13, 1963

Mr. Stuart Reichstein, Vice President & Director American Military International Insurence Ass'n. Friedrich-Ebert-Anlage 32 6 Frankfurt/Main Germany 72 04 36

Dear Sir:

Thank you for your letter to our National Office of November 24. We regret that we cennot consider your request at this time.

Sincerely yours

Jemes R. Herding Special Assistant to the General President

JRH/jb



PRINCIPAL OFFICES
ENGLAND FRANCI

DOVER SELAWARE IN DUALL HIGHWAY REDREID 47575

LONGON W1

PRANCE SEUE DU GÉNÉRAL CLESGES PARIS 16 PANT SE PE CASE - AMIAINS PASS GERMANY
PRESIDENCE SHEET AMAGE 33
G FRANKFURT/MAIN
710436

CABLE : ANIAINS FRANKFURTHAIN

November 24, 1963 Frankfurt/Main

Mr. James Hoffa President The Teamsters Union, Washington, D. C.

Dear Mr. Hoffa:

Having been the object of a press attack carried on by a single cruddy sheet called Overseas Weekly, commencing July 1962 which has attacked us viciously, makes me understand what you've been going through.

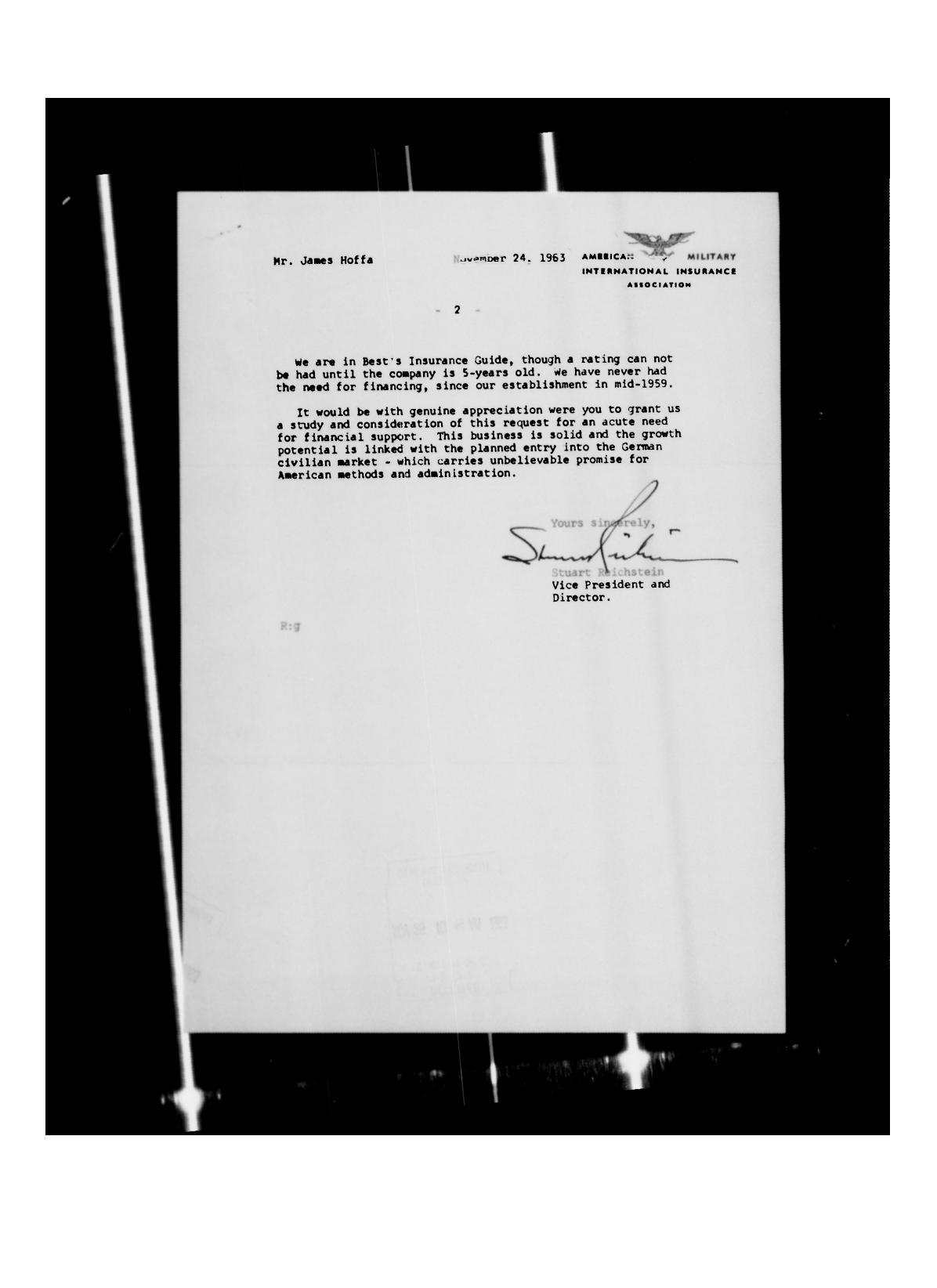
Instead of throwing in the towel, we've fought these foreign, Wall Street, and German, cartel interests who were spoon feeding the female owner of the weekly sheet. Understandably, our 1962 production of approximately \$3,500,000.00 has suffered to the tune of about 25%.

The press attack launched against us caused the German Federal Insurance Control Board to sharpen their fangs - all for the aid of the cartelists - then, coupled with no real support from our Embassy in Bonn, has caused us to look at what the German Officials call a "deficit" of about \$250,000.00. That we have deposits in their government guaranteed bonds totalling DM8,000,000.00, and are right now Gver-reserved some DM550,000.00 doesnt ameliorate the matter one bit. This "deficit" is determined by invoking one of their catch-all regulations.

Our business comprises U.S. personnel's private automobiles stationed in Germany. Our premiums are more than competitive, earning an underwriting profit last year, and are in some groupings more than three times under the cartel competition. Nevertheless, with Selective underwriting, we have acquired almost 50% of the market in a little more than three years following our entry into business here.

One reason for writing you stems from the experience of seeing German banks, including the bank we patronize, declining us short term financing, on the evident and verified advise of the cartel group. Since we dont engage in business Stateside, we've never had a US banking connection to whom we could look to now. Capsuling all this, it was thought that there might be a possibility of securing this loan, for a period of not more than 20-months, from your Union's lending agency. We are prepared to collaterize the loan with all of the issued stock in the company.

SANKEORIEN, AMERICAN EXPREIS CO. M. S. N. FRANKFURT / M. GIRO-KONTEN - 71386 (\$ KONTO). LESS / DM KONTO).
SANK FOR GEODOROGOGOGOT A.-G. FRANKFURT / M. KONTO 72767 (\$- UND DM-KONTO) - POSTSCHICKKONTO). PRANKFURT / M. 100 3/5



Mr. Theodore Marks
Rosen Associates
LaJeuns Place Building
31.5. W. LaJeuns Road
Miami 35, Florida

Dear Mr. Marks:

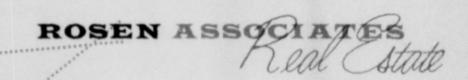
Your letter of November 21, 1963, bas been received in
this office.

My only suggestion is that you contact Mr. Joseph Morgan,
2940 N. W. 7th Street, Miami, Florida, Phone: NEwton 55349, and explain your project to him.

Very truly yours,

James R. Hoffa
General President

JRH/alb



LE JEUNE PLAZA BLDG. • 51 S. W. LE JEUNE ROAD
MIAMI 35, FLORIDA • PHONE HIGHLAND 5-1338

November 21, 1963

Mr. James Hoffa Teamsters Union Headquarters 25 Louisiana Avenue Washington, D. C.

Dear Mr. Hoffa:

We tried to contact you on your recent visit here to Miami but needless to say, you are a hard man to track down. By the time we found out you were at The Eden Roc Hotel, you had already left town.

My associates and I wanted to discuss with you a project that we are undertaking here in South Florida. We feel this would be of interest to you and your organization in many ways.

We are developing a new, complete town within a few miles of Miami and Fort Lauderdale for Senior Citizens who would like to retire to Florida but, financially, are unable to do so. As of now, only a very small percentage of people in their late years can afford to live in Florida. Our pians will make it possible for people living on a very small monthly income to enjoy the remaining years of their lives in an environment which will be a vast improvement on what they now have to contend with.

When we speak of a complete new town, we propose a town with every facility necessary in a small city. In addition to living facilities, we plan a shopping center, hospital, recreation facilities of very description, etc.

Our aim is to provide a retired couple with comfortably furnished living quarters, three well-balanced meals a day, good medical attention, part time employment if requested and enough free activities of a social and educational nature to keep them busy at all times.

Page - 2 -James Hoffa November 21, 1963

Transportation will be supplied to downtown Miami, Fort Lauderdale, Hollywood and other areas in the immediate vicinity.

We believe the cost per retired couple will be about \$50 a week. This includes meals, medical, etc.. Single people will be charged about \$25 per week. Based upon these charges, the opportunity will open to many thousands of familias to relocate.

This undertaking as you can see , is no small endeavor, it has to be done on a very large scale or else ail the above mentioned things could not be done on an economical basis. We have under consideration at this time, a 5,760 acre tract of land that would be ideal for our program. We are presently negotiating for the immediate purchase of 640 acres with options on the remainder over a five year period. We have two large insurance companies that are interested in financing the project with mortgage money. Since it is to their best interests to keep people alive and healthy as iong as possible, we met very little resistance on this point. Our group is willing to supply the risk capital that is necessary to get the project started. If the undertaking should require more capital in its later stages, we will either take in additional associates or float a public stock issue.

What we contemplate doing is new and unique. Although there are several so called retirement villages in existence today as evidenced by the eight page article in the November 8th issue of Life Magazine, these are for middle and high income retirees and don't cater to the complete wants and needs of the average elderly person. It will succeed because it fills a very important need that is not presently satisfied.

We have many problems in front of us, but each will be surmounted. Capital is the least of these problems. The most important step in our overall plans is to find the best way to populate our new town with the least amount of expense to the senior citizen and in such a way that we have a homogeneous group of people. One of our associates came up with the thought of contacting one of the larger labor organizations whose members are middle income working men. I naturally thought of the Teamsters because of the thousands who reach retirement age every year. Also, the average American has the wrong image of the Teamster members and their leaders. I feel that this program of ours, along with your support will be of tremendous value to all associated with it in many ways. It is our hope to make Union City a haven for retired union families from ail the major unions in the country. Nowhere else but here in South Florida can this be accomplished.

Page - 3 -James Hoffa November 21, 1963 The plans for the initial stage of development are in the process of being drawn up and should be available about December 15th. At that time, I would like to come up to Washington and discuss with you and your associates the progress we have made and how we might work together. We would be pleased to hear from you at your earliest convenience as to your interest. Let me know what date would be convenient to meet with you. Very truly yours, Theodore marks Theodore Marks TM:bv

December 10, 1963 Mr. Thomas G. Proctor 15 Parh Row New York, N. Y. 10038 Dear Mr. Proctor: Thank you for your communication of November 19, 1963. Unfortunately, the International Union has no Interest in the proposition 1/ou outlined in your communication, et the present time. Very truly yours, H. J. Gibbons
Executive Assistant to the General President HJG/mc

TELEPHONE BARCLAY 7-2618-9

JACOB RABBNER
COUNSELOR AT LAW

Thomas G. Proetor

15 PARK ROW, NEW YORK, N. Y. 10038

November 19, 1963

Mr. James Hoffs, Fresident Tesmeters Union Washington, D. C.

Deer Mr. Hoffe:

I know that thousands of things come across your busy deak, a lot of them crackpot, but I am a fallow sufferer on this for many years as an attorney and a former partner of the late Paul V. McNutt, whom I am sure you know well.

My only recent contect with you, which you probably do not remember now, were at the meeting of your committee in Chicago when my then client, Albert Hintzer, who was seeking funds to complete his LaGuardia East and West Hotels at the New York World's Fair. I think that, in spite of his indictments, the completing of his hotels was and is very sound.

However, that is not the purpose of this letter. In years gone by, I spent a lot of time in Spain and Morocco and was solely responsible for the producer, Samuel Bronaton, going into Spain, who has now developed a multi-million dollar film industry in that country. I have an interest in the motion picture production business and have just now acquired a property which ought to be made into a spectagular, since it is most timely on the theme of possible world domination by the Red Chinese.

I know that you and your union are consistently easking outlate for relating to the public here and in the world the down to earth solid Americaniam of the U. S. labor movement. I do not know the extent of your own motion victure production of the short film variety, but it occurs to me that a large film or a succession of small films, produced with cooperation with your union and financed in whole or in part by your union, would be both a potential source of good propagands and a good investment.

Incidentally, on this score, there is a good studio with two completely equipped sound stages in the Fronx swelleble for purchase for a maximum of \$600,000.00.

If any of the foregoing is of interest to you, kindly contace me and we will see what can be done to further our mutual sime.

Since rely,

Thomas I Sax

November 21, 1963 Mr. Thomas S. Christo Law and Finance Building Pittsburgh 19. Pannsylvanie Dear Mr. Christo: Thank you for your letter of November 6th, advising us of the investment opportunity represented by the nine separate shopping centers. I have discussed this with my accociates here in the International Union, and we ere not interested in this opportunity. Freternally yours, H. J. Gibbons Eascutive Assistant to the General President HJG/mc

### THOMAS S. CHRISTO

Realtor

LAW AND FINANCE BUILDING
PITTSBURGH 19. PENNSYLVANIA
TELEPHONE 471-1344 (AREA CODE 412)

November 6, 1963

Mr. Harold Gibbons, Executive Vice President International Brotherhood of Teamsters 25 La. Avenue, N. W. Washington, D.C.

Dear Mr. Gibbons:

I have an unusual investment property which I want to call to your attention. It consists of nine (9) separate Shopping Centers scattered throughout Ohio, Pennsylvania, and New York States. All are well established and doing a volume of business beyond expectation.

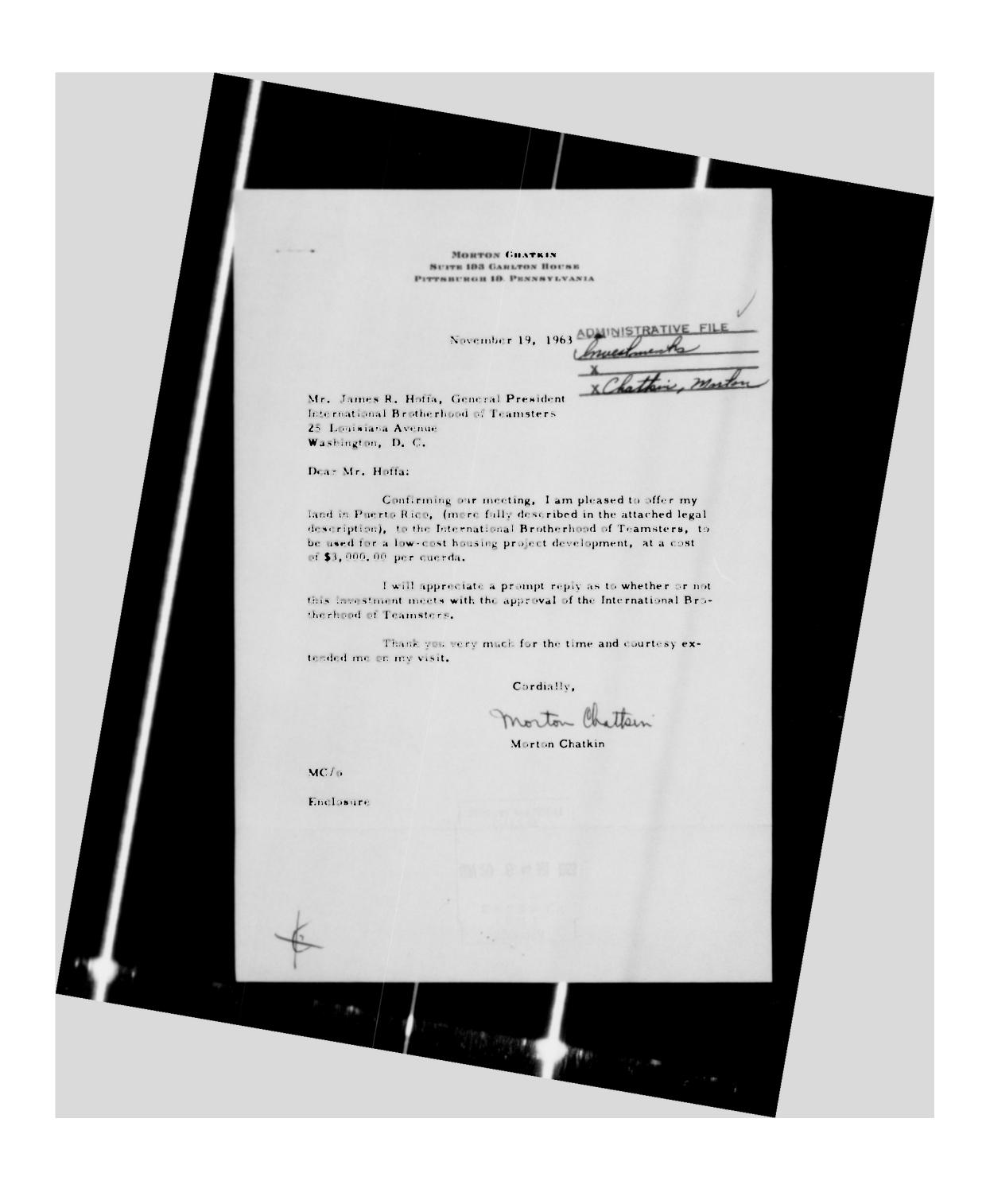
The gross income of these nine separate Centers is \$2,019,291.21; the cash expenses for maintenance, real estate taxes, insurance, and miscellaneous items is \$443,000 and the debt service which covers principal and interest is \$1,160,734. The actual cash flow which is termed absolutely net is \$415,530.00. The original mortgages were \$13,800,000 and the current amount of all of the Centers is \$8,856,000.

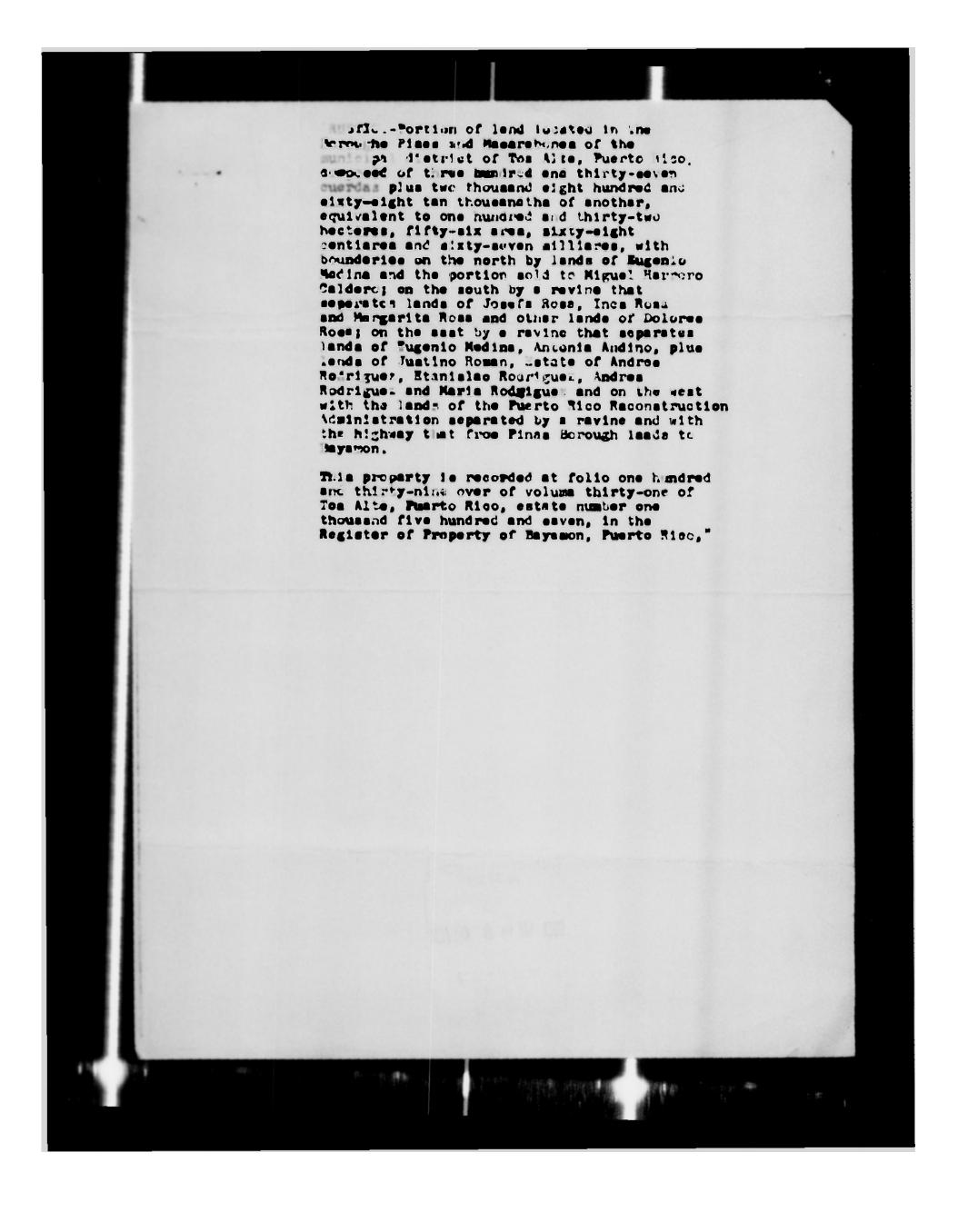
These Centers come to me directly from the Builder - in other words, they were never sold and re-sold for profit to a second party. The equity on the entire 9 Centers can be bought for \$6,000,000 and the owner will pay all closing costs.

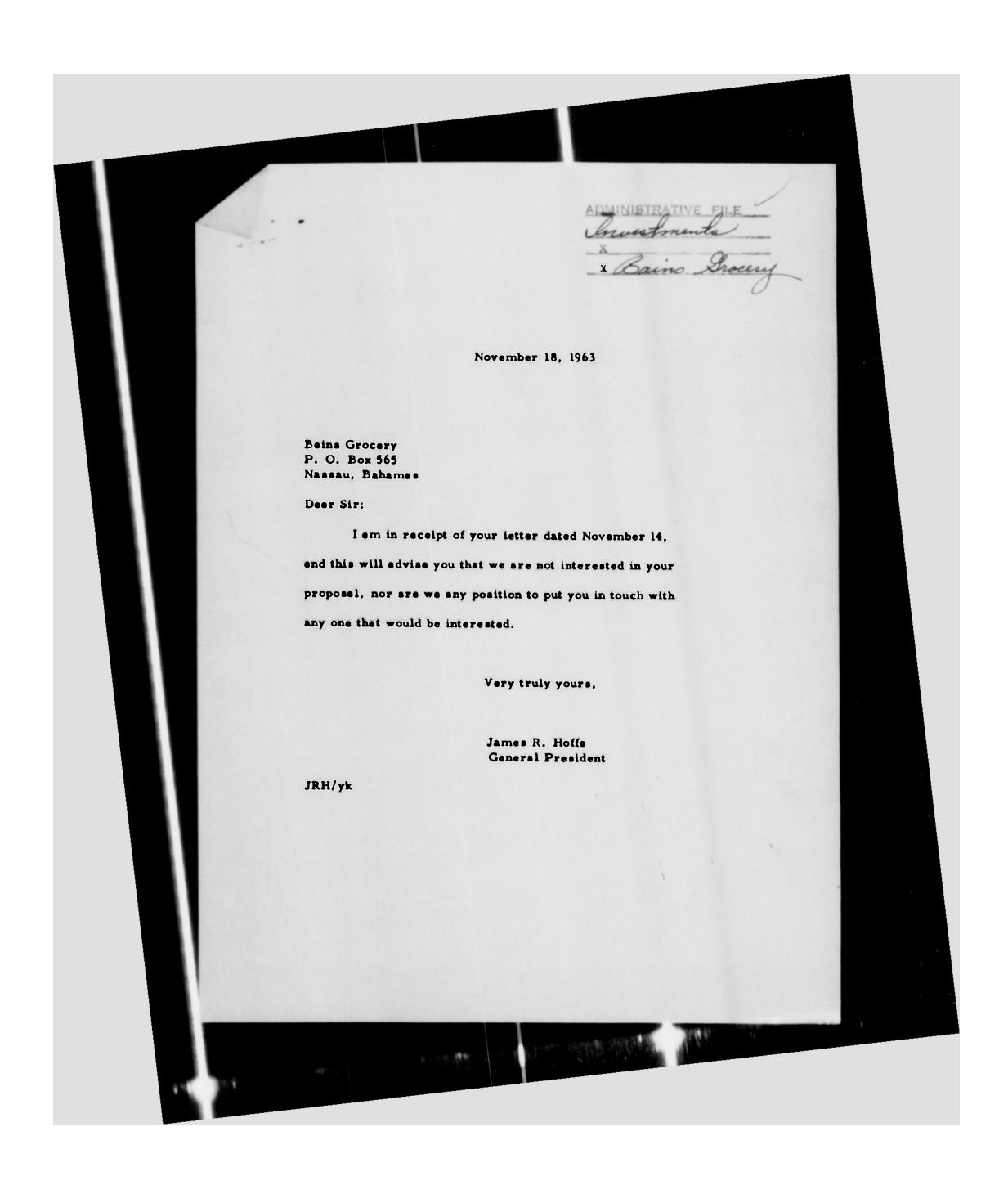
This is a very rare investment opportunity and knowing that your Organisation controls a good many major properties I thought you might be interested in the acquisition of this type of deal. If you are in a position to handle such a proposition I would be very glad to make an appointment to furnish you with all the pertinent details of each Center and discuss the matter in general.

TSC el

MEMBER PITTSBURGH REAL ESTATE BOARD NATIONAL ASSOCIATION OF REAL ESTATE BOARDS AND SOCIETY OF INDUSTRIAL REALTORS

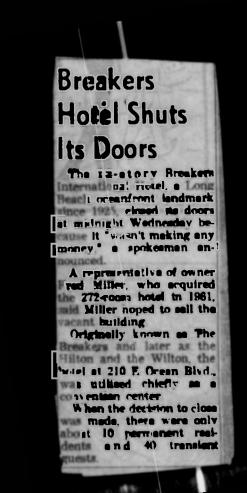






Cable Address "BAGRO" Bentley's Code Bain's Grocery The Bargain House of the Bahamas WHOLESALE and RETAIL DISTRIBUTORS, MANUFACTURERS AGENTS Nassau ::: Bahamas E. R. BAIN PRESAMENT BAIN & ENTERPRISES hovember 14, 1500. A R BAIN VICE PHES BAIN'S GROCERY, NASSAU M H HAIN SOL THEAS SHAVER SLIPPER GARRAN, NAMEAU TRAVELLER'S REST. GAMBIER TWO SPOT CLUB, FRESH CREEK, ANDROS P. O. BOX 565 BAIN'S FOOD CENTER, FRESH CHEEK, ANDROS ar.James R.noiter, President Ci Teamster Union, washington, D.C. Dear ..r. Holler, Inroign the courtesy of ar Associate of ours your name and address was passed on to us as one and is in position to neit us or you will be able to jut us in touch with some individuals or firms that is able to help us he are in the market seeking foreign capital. He are presently holding a lot of undevelop land and also buildings that are outmoided and He are interested in building up a small project with inexpensive small homes and also building some apportments and stores in very desiriable locali-165. we have a piece of property, about seven acres in a very desiriable local ity energ we will like to build these small houses, we are not in position to ilniance this venture and we know it is a very good investment due to the fact that as soon as jou lay the foundation deposits are paid on these places and we are positive of these places being taken as soon as we are ble to complete same. The same thing applies to Stores and appartments. We will like to inform you that we have the security in heal astate but u uniortunately se do not have it in cash to for that reason we are looking for some one or some firm that is interested in such a venture on a long time basis. to let up near from you at jour earliest convenience or it not and you Know or any tirm or individuals and are interested will you be good enoug to pass this letter on to them informing them that we will like to near from them concerning this matter. Hoping to near joom you soon, we are, 75 We stave a very nice fine of water from frifity derivable for a Hotel or moses and also a night sent, the olders one in the bety, that we are superisted in securing also

Investments Norton N. Brown, norton N. November 13, 1963 Mr. Norton N. Brown 8530 Wilshira Boulevard Beverly Hille, Californie Dear Mr. Brown: Thank you for your letter of November 8th, dealing with the Long Baach proparty. Our national organisation does not operate retirement homee. These are projects sponsored end operated by our local organisations. Therefore I cen be of no essistance to you on this matter. Very truly 1 /oure H. J. Gibbone Executive Assistant to the General President HJG/mc



STERES, BROWN, ALPERT & KRAFT
CERTIFIED PUBLIC ACCOUNTANTS

BEVERLY HILLS, CALIFORNIA
OLYMPIA 2 6430 - OLEANDER S

C OTENES C N A
N BROWN C P A
MAROLD J MEGTZBERG C P A
LEON M ROCM C P A
M MESSLER C P A
MICHAED B APEBL NG C R A

November 8, 1963

MEMBERS

AMERICAN INSTITUTE OF
CEATIFIED PUBLIC ACCOUNTANTS

THE CALIFORNIA SOCIETY OF
CERTIFIED PUBLIC ACCOUNTANTS

OFFICES IN

Mr. Harold J. Gibbons
Executive Vice President
International Brotherhood
of Teamsters
25 Louisiana Avenue, Northwest
Washington 1, D. C.

Dear Mr. Gibbons:

On September 27, 1963 and at your suggestion, we mailed a letter to you, a photostatic copy of which is enclosed. Since we have not had a reply, we assume there is a possibility that you have not received same.

Since our telephone call that we had, a further matter came up that might be of interest to your organization. We have a client who in the past two years has invested some \$1,300,000 in equity funds to refurbishing and rehabilitating a major hotel property in Long Beach, California. It is at present in excellent condition, a class A physical structure, and generally of excellent make up for a retirement facility. We enclose a news clipping indicating that our client has been unable to successfully operate the property as a hotel. It is our intention to place the property up for auction and we would appreciate knowing whether your organization would have any interest in it for a retirement facility. As you know, Long Beach is one of the major retirement areas; the property is located on the ocean and we believe would generally be desirable, if you have any such acquisitions planned.

Very truly yours,

BROWN, KRAFT & CO.

Norton N. Brown

NNB: 1s

enclosure

years and the second

September 27, 1963

Mr. Harold J. Gibbons
Vice President
International Brotherhood
of Teamstere
25 Louisiane Avenue, Northwest
Washington 1, D. C.

Dear Mr. Gibbons:

Regarding our conversation of Wednesday paat, I would like to submit to you the following information on that piece of real property located at 9301 Wilahire Boulevard, Beverly Hills, Californie.

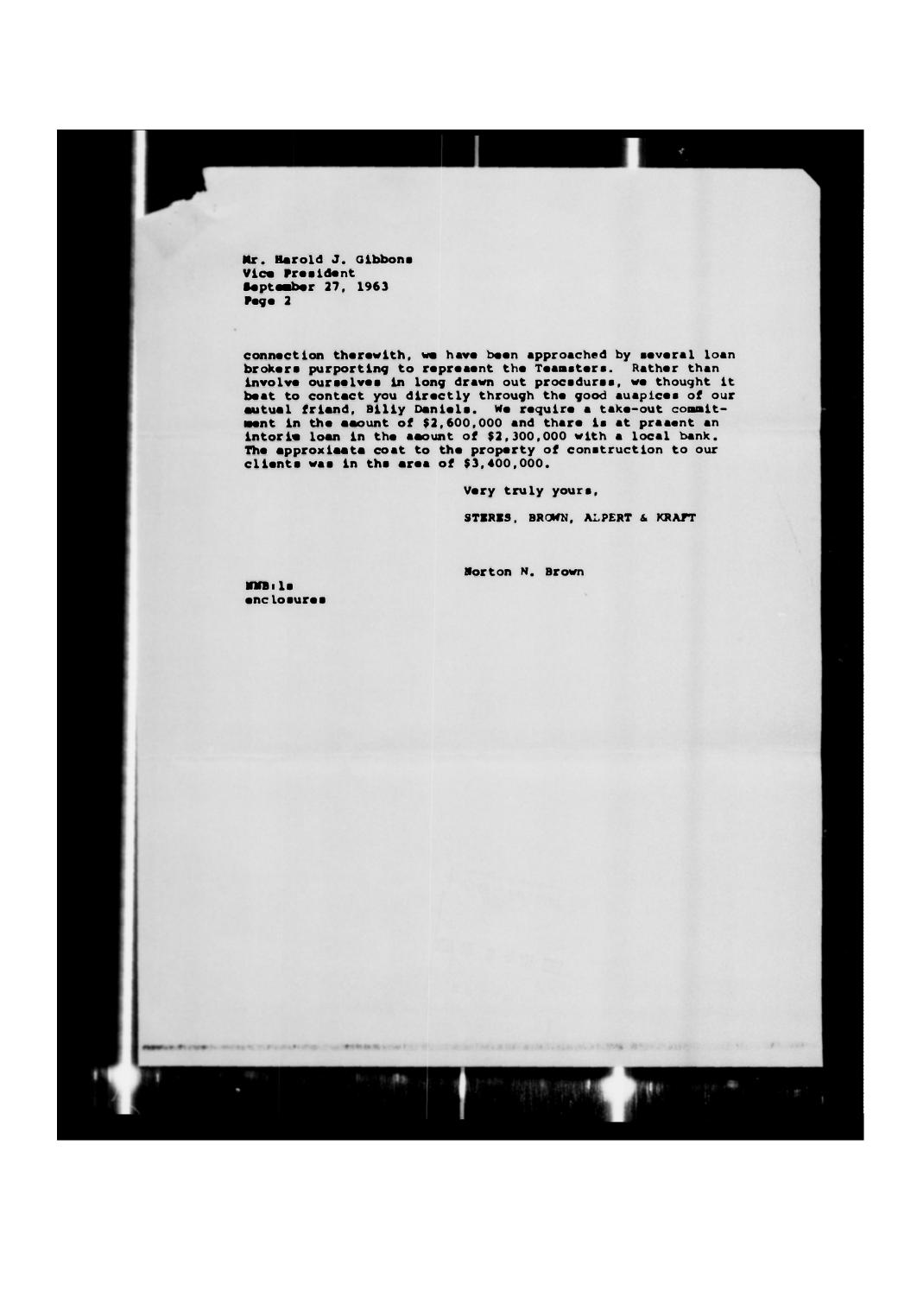
This property was completed on or about January 1, 1962. At the time of completion it was owned by a limited partnership with but one general pertner. The limited partners became extremely dissatisfied with the handling of the affairs of this property and had a court appointed receivor take the property from the general partner. This receivorship was in effect for approximately five months. By November, 1962 the present owner acquired sole ownership.

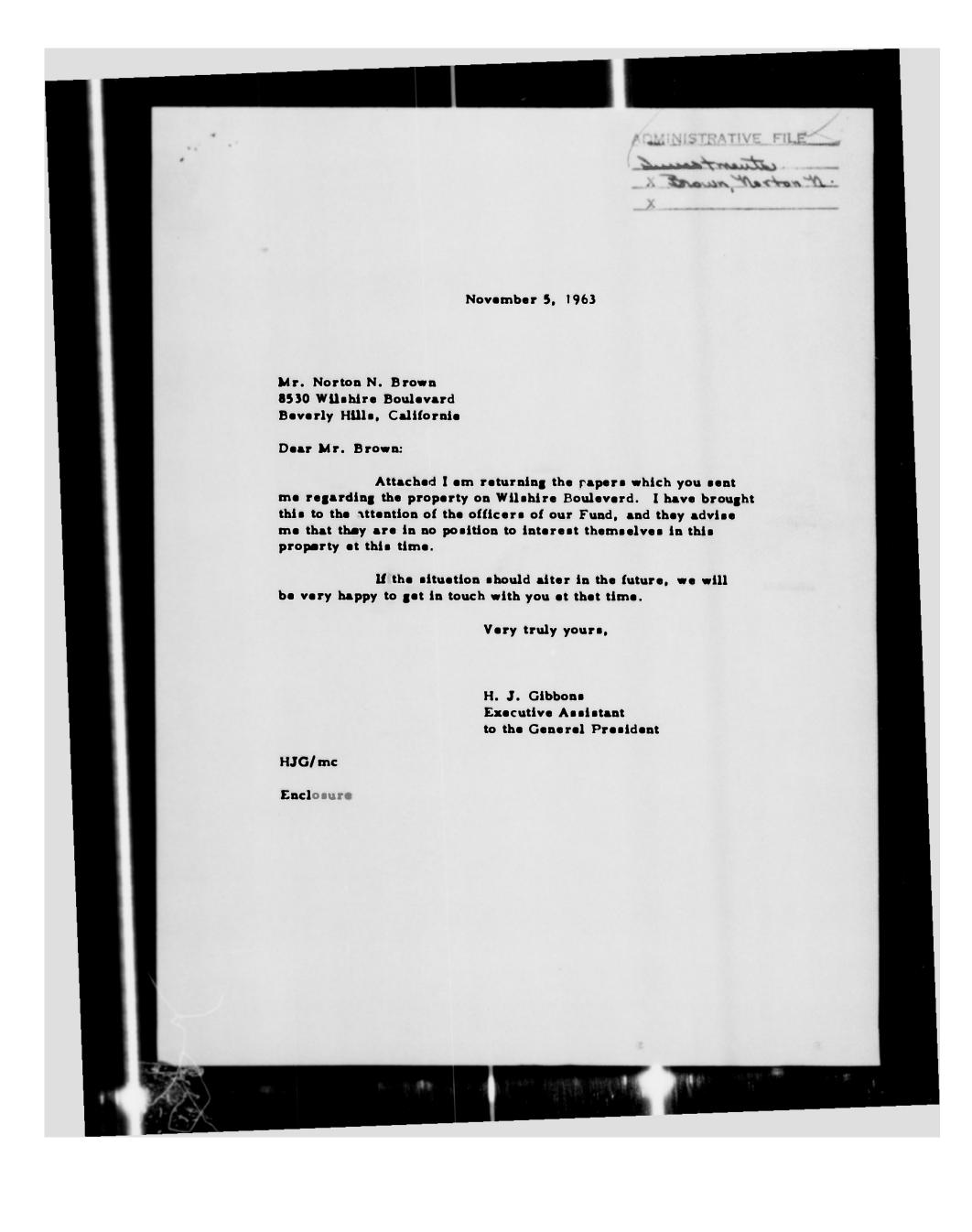
Because of the actions of the former general partner, the building hed to overcome a community reputation problem. It is our belief at this time that we have done this.

We have a leasing and management agent with an excellent community reputation. The building is filling up and we are getting excallent comments.

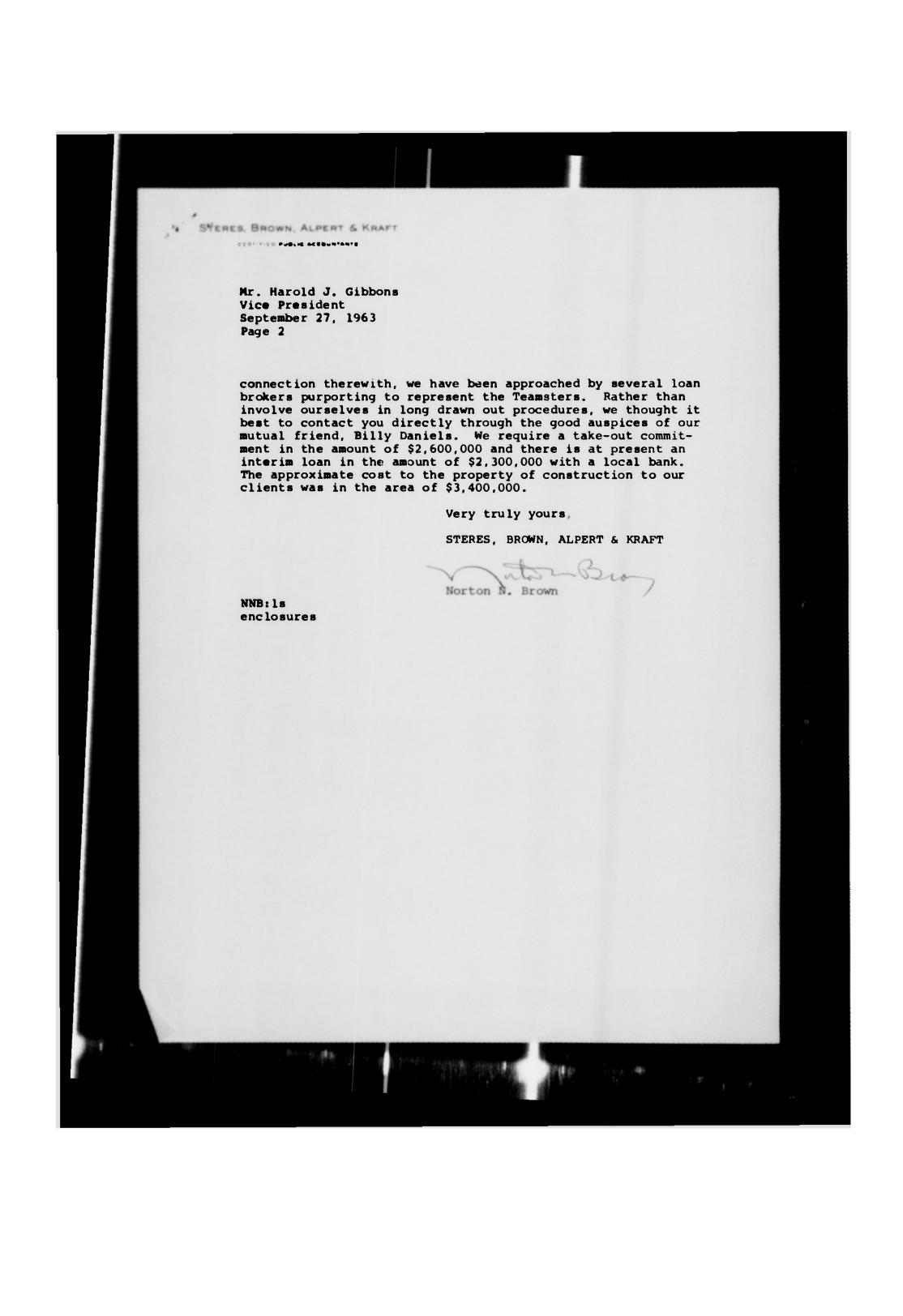
There is enclosed for your information a picture of the building, a list of all present leased space and an estimated operating statement for twelve months based upon our present experience.

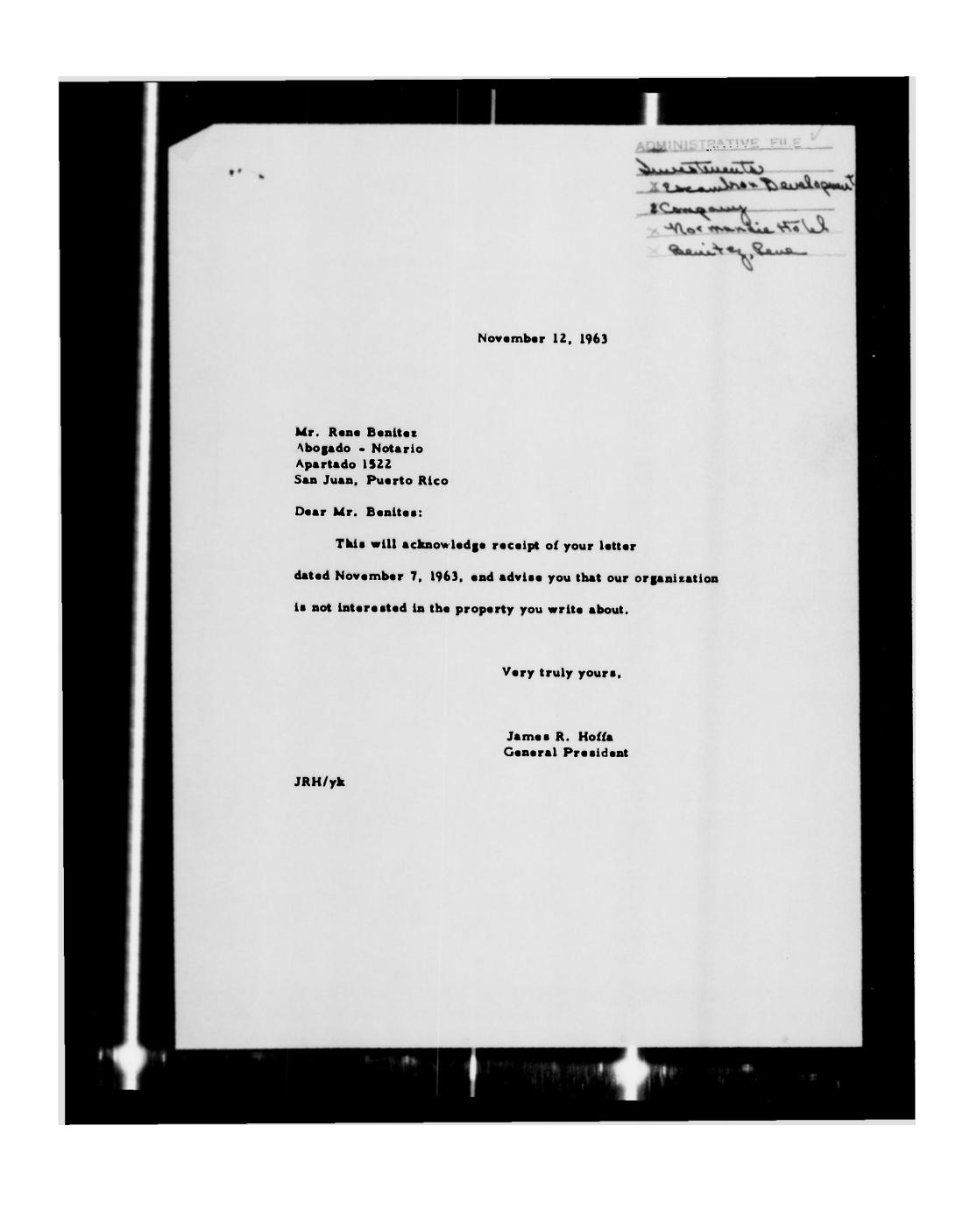
As mantioned in our telephone conversation, having completed our legal problems and affectively initiated leasing procedures, we are now prapered to seak a take-out mortgage in





STERES, BROWN, ALPERT & KRAFT CERTIFIED PUBLIC ACCOUNTANTS BEVERLY HILLS, CALIFORNIA C OTERES C P R
N SHOWN C.R.R.
D.J. = ERTZDEOS C P A
DAO B REPERT C R.R.
M RESSIER C R.A.
BICHARD S REESLING, C P A MEMBERS OLYMPIA 2-6430 - OLEANDER 5-6230 CERTIFIED PUBLIC ACCOUNTANTS CENTIFIED PUBLIC ACCOUNTANTS OFFICES IN September 27, 1963 BAN DIEGO Mr. Harold J. Gibbons Vice President International Brotherhood of Teamsters 25 Louisiana Avenue, Northwest Washington 1, D. C. Dear Mr. Gibbons: Regarding our conversation of Wednesday past, I would like to submit to you the following information on that piece of real property located at 9301 Wilshire Boulevard, Beverly Hills, California. Thia property was completed on or about January 1, 1962. At the time of completion it was owned by a limited partnership with but one general partner. The limited partners became extremely dissatisfied with the handling of the affairs of thia property and had a court appointed receiver take the property from the general partner. This receivership was in effect for approximately five months. By November, 1962 the present owner acquired sole ownership. Because of the actions of the former general partner, the building had to overcome a community reputation problem. It is our belief at this time that we have done this. We have a leasing and management agent with an excellent community reputation. The building is filling up and we are getting excellent comments. There is enclosed for your information a picture of the building, a list of all present leased space and an estimated operating statement for twelve months based upon our present experience. As mentioned in our telephone conversation, having completed our legal problems and affectively initiated leasing procedures, we are now prepared to seek a take-out mortgage. In





ABCHGADQ - NOTARIO
Apariado 1922 - Tele 3-1646, 3-0630
SAN JUAN, PUERTO RICO

November 7, 1963

Mr. James Hoffa ashington, D. C.

My dear Mr. Hoffa:

The writer is attorney for the Escambron Development Company, owner of the Hotel Normandie. You may be aware that my father, Felix Benitez Rexach, is the sole owner of the corporation. His continuous battles with our governor Luis Munoz Marin, put our operations under an extreme handicap. I have suggested the possibility of disposing of the hotel in some way, preferable by sale. Numerous promoters have approached me to explore this possibility but outside of a lot of puffing and pouting nothing concrete has ever materialized. I have reason to believe that you may be interested in discussing and negotiating either personally or through an authorized representative a deal to acquire this valuable piece of property in Puerto Pico. I welcome the opportunity to discuss the matter in detail personally or through further correspondence, if you so desire.

Yours truly,
René Benity
RENE BENITEZ

RB:hb

MAI

November 5, 1963

Mr. Albert Harris, President Harris Hotels Hotel Metropole Cincinnati 2, Ohio

Deer Mr. Harris:

Thank you for your letter of September 24th. I have checked to see if our organization might have an interest in the properties you listed.

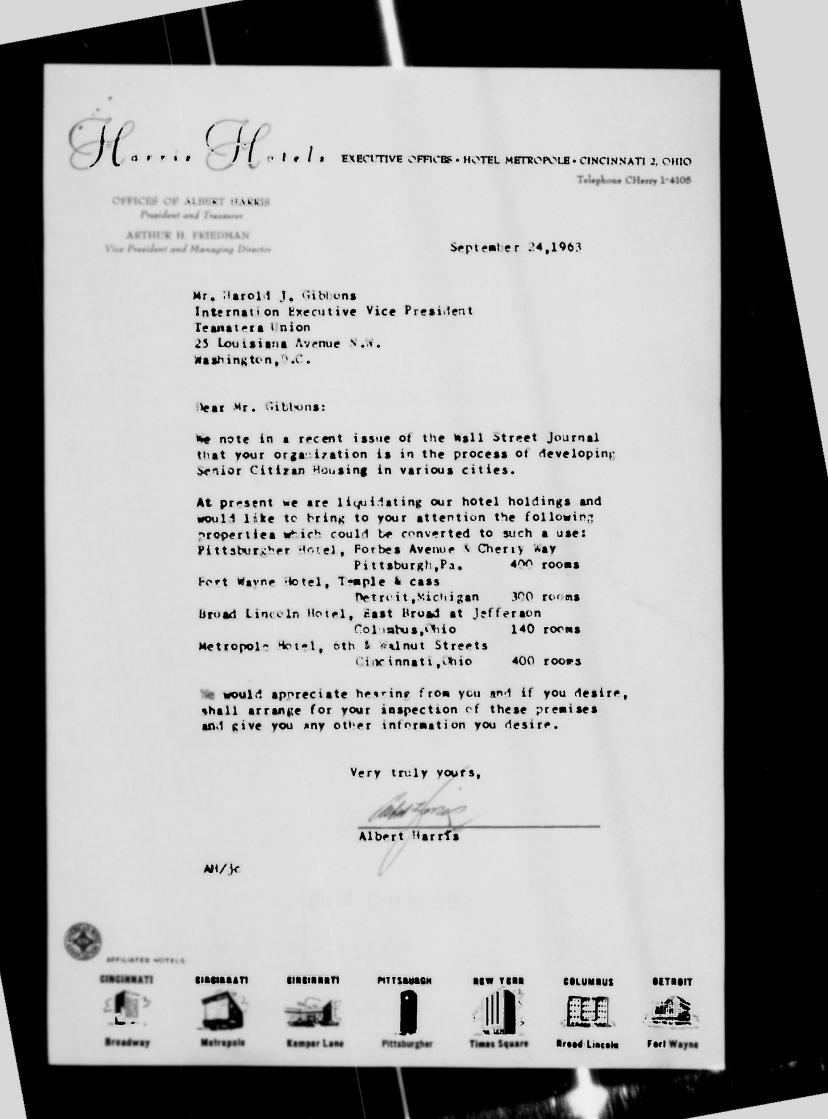
Unfortunately, we are in no position et this time'to use these buildings.

Very truly yours,

H. J. Gibbons
Executive Assistant
to the General President

HJG/mc

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## 'KNOWLEDGE IS TODAY'S REPLY TO TOMORROW'S QUESTIONS."

October 31, 1963

OFFIRE OF EXECUTIVE DIRECTOR

Mr. James Hoffa - President International Brotherhood of Teamsters Tashington D. C. Decention of trades of the Coll, Howard &

Dear Mr. Hoffa;

This is a follow up to my letter to you of the 26th, as you may need additional information to help you make your decision.

I have no doubt that we shall be able to enroll in excess of 10.000 students each year.

I further want to state that at all times I will take any movice you car: to render, and know that together we can make a very great school out of this one.

Please find attached, a set of facts that I have put to either for Better Business Bureaus, Boards of Educations, and etc.

Azmin, if you desire any further information from me, please let me know.

I have not written to the government for help yet, as I prefer private investment, and at the present time you are the first person I have contacted.

Hoping for an early reply to my two letters, I remain,

Faithfully Yours

Howard J. McCall

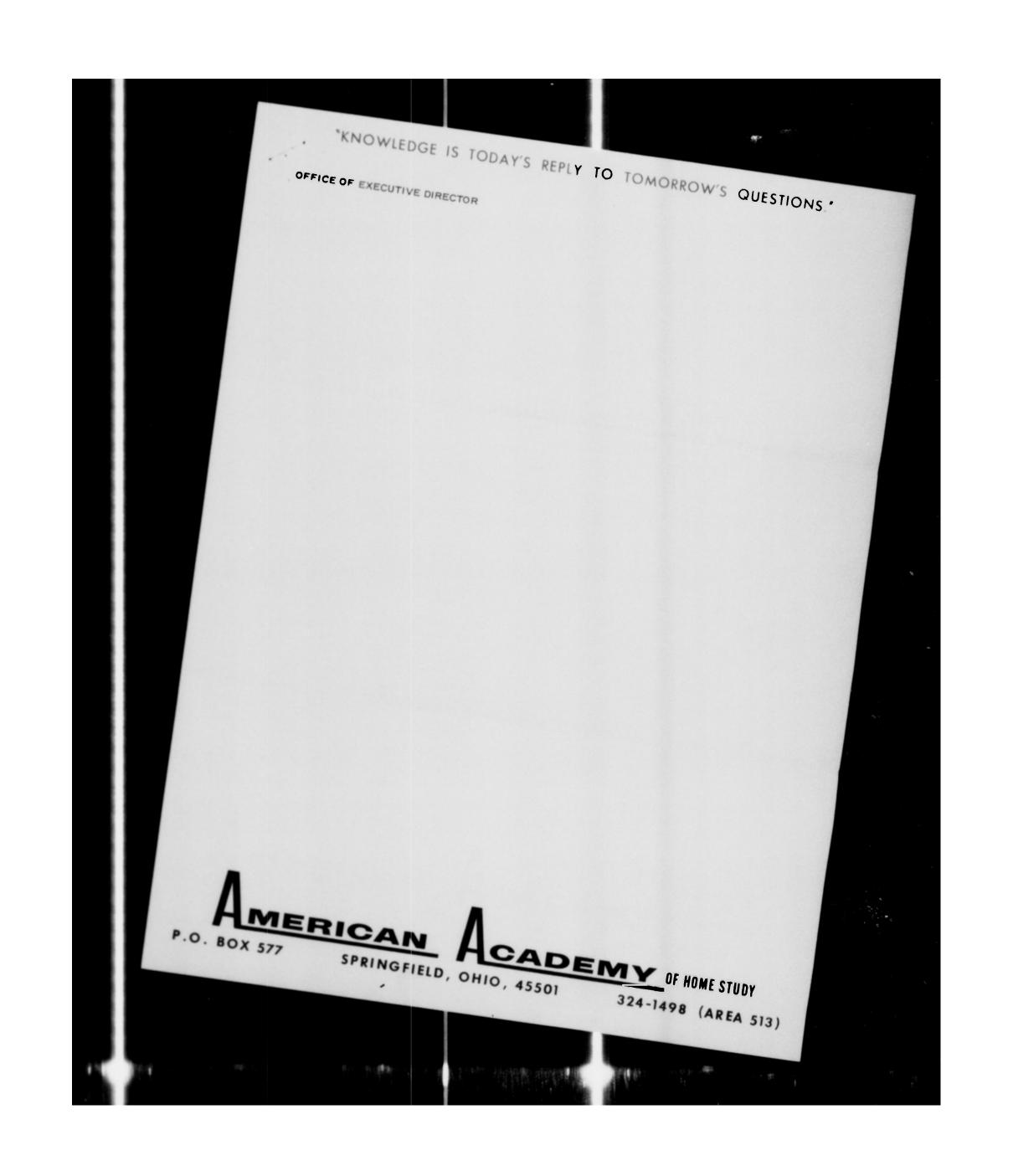
AMERICAN ACAI

ACADEMY OF

P.O. BOX 577

SPRINGFIELD, OHIO, 45501

324-1498 (AREA 513)



Office of Executive Director;

dilforent persons.

t in distant Codes the formula for as well be our determination to successfully achieve the following plans, such agreements, and modes for the our students and the general public.

- F Anintain a compatent staff of ; F . C U L T Y . D V I S O R 3 C O N S U L F . N T S
- c the best finding available to our students by constantly engaging in a program of resource and detective fext books, improving our study guides, and the development of ducational tools and equipment.
- It lessons, examinations, requests for text back and lesson information will be handled only by translate holding State Trachers Certificates. These certified chars will also send comments and words of encourage to the students.
- 16 Fig. Units of credits will be needed to graduate,
  and ICAN according will not insue a diploma for
  the tent 4 full credits or units the ansarious according
  rite to the last school the attended and
  his transcript.
  1 TO 4 UNITS we will issue a Certificate of Completion.
  we will super a complete educational record of all our
- (compared in setting up and maintaining any sound program of, on the job, group, or apprenticeship training.
- and to b. licensed in any state that so requires it.

Howard J. Recall
Executive Director

Me obere i Och

# WHAT IS A STUDY GUIDE????

TO HOME STUDY STUDENTS, it is one of the most essential tools of his training.

Let us make an ILLUSTRATION.

Let us suppose you wanted to build a house, and two of the important tools are, a. N A I L. b. H A M M E R.

The BEST possible tool to use to pound the NAIL would be the HAMMER. Sure, a pipe, wrench, or rock could be used, BUT, the HAMMER would pound the NAIL in the proper place, BEST.

Let us now assume that the NAIL is the Text Book you are studying, and the HAMMER the Study Guide.

The Study Guide like the HAMMER takes you on an easy step-by-step method through the text book, if you follow the instructions.

The Study Guide is like having a teacher by your side at all times, telling you what and where to study in your text book, telling you when you are ready to send examinations for grading.

Good Luck and Best Personal Regards

H. J. "McCall AMERICAN ACADEMY DIRECTOR. ARERICAN ACADEMY of Home Study offers ter full. four year High School programs. C. . For the student who wishes to go on to College , offer complete or of his High School. The SECOND proarem in for the student who wants his High School ed-LOST OF FOR-EIGHTR INCOME-JOB SECURITY--OPPORTUNITY for . DY LIGHTETT and PROMOTION. KNOWLEDGE, AND PRIDE. Prom programa require 16 FULL UNITS. 12 IXITE will be accepted from a student providing; The Inits were COMPLETED with PASSING GRADES. b. The JEITS claimed from another school can be

Required Subjects for GOULESE FREE COURSE

REquired subjects for GENERAL COURSE

TITLE

UNIT VALUE

ENGLISH ONE

VERIFIED.

FIGURE IN STRUCTURE GRUNRAL SCIENCE BIOLOGY

FUT TOPOST L. S. II DIGRE

UNIT VATUE TITLE

english two am ricen literature general mathematical general science biology economics рвусполоду u.s. matory american Government 1

english one

PHIBIUS ne of one 1

Total Required ..... 12

Prom the ELECTIVE list plok 4 more UNITS.

Total Required .....10

From the ELECTIVE List pick 6 more units.

### PRICE LIST

4 FULL YEARS - 16 UNITS. \$ 295.00

3 FULL YEARS - 12 UNITS. 245.00

2 FULL YEARS - 8 UNITS. 195.00

1 FULL YEAR - 4 UNITS. 145.00

### TERMS

20% with application.

Balance in small monthly payments.

The above cost covers the complete obligation to the AMERICAN ACADEMY of Home Study, and includes all text books, study guides, lessues and excendentions, consulting privileges at any time, postage on all memorial sent to student, matriculation and trivial feed, and Jiploma upon the completion

A 10% discount for CASE it allowed.

All single subjects are referd on \$ 40.00 each.

A certificate of completion is sweried for such single subject, completed with passing

A 5% discount is allowed for CASH on single subjects.

The above prices effective-September 1, 1963.

Howard J. McCall AMERICAN ACADEMY Executive Director

11/3-9

October 29, 1963 Mr. Howard J. McCall P. O. Box 577 Springfield, Ohio Dear Mr. McCall: This will acknowledge raceipt of your letter datad Octobar 26, 1963 and advise you that we are in no position to finance the program you write about. Very truly youre, Jamee R. Hoffa JRH

# 'KNOWLEDGE IS TODAY'S REPLY TO TOMORROW'S QUESTIONS."

#### OFFICE OF EXECUTIVE DIRECTOR

Mr. James Hoffn-President
International Bretherhood of Tamsters
dqu fts:
Wasnington, D. C.

Dear Mr. Hoffat

I know how very busy you are so I will try to be very brief with the dath, frots and my request to you.

For several years I have been a field salesman for two wall known nome study schools, enrolling mostly students to finish their migh school, who for reasons of their own did not finish when they attended resident school.

Their remonstance immaterial, but the fact that they did not complete makes things pretty tough for them in today o world.

Iner- are supposed to be over 20 million pursons in the U.S. who do not, but need a high school education.

I cm starting my own home study high school. I quit my lest job in July and since that time have haid all the ground work such as picking the proper subjects, and lining up the best text books and publishers.

My son who is working his way through Ohio State University, had a friend of his design this stationary, and I think we both will admit that it is different.

Now Mr. Hoff:, I will come to the real purpose of this letter to you. I need financial help. Real finencial help. To get the school in operation it will take from sixty to minty days.

and here is a general outline of the expenses that will have to be made.

- A. Study Guides; Since we will offer 47 subjects, we will need to have outlined, typea, and printed, and copyrighted one for each subject. These study guides will ever ge about 1000 copies per subject, with an verige of 90 pages each. I can a value and one dictipation machine, is I can outline over 20 of the subjects myself.
- B. After each study guide is completed, and before it is printed, a college professor will review it for correction.

ERICAN CADEMY OF HOME STUDY

O. BOX 577 SPRINGFIELD, OHIO, 45501

324-1498 (AREA 513)

from h.j.mocall-page two-Oct.26,1963

- C. We will need a Sales Brochure.
- D. We will need a Survey Course. This survey course tells a little about government, science, english, and mathematics. It will be left with the student when the salesman enrolls he or she. This survey course serves two purposes, one, it will let the school set up the student studies, two, it will get the student back into the habit of studying again.
- B. I live in Springfield, Ohio which is 45 miles from Columbus, I would prefer to start the school in Columbus, for several reasons, mainly, being closer to Ohio State U., where all kinds of educators are available on a moments notice.
- P. We need in OFFICE, with space for mulling room, grading of lessons, and storage. In this is would be best if a small could be found, it would not have to be in the high ant listerian.

  It no doubt would be better if a small down payment could be made on a building that could be remodeled.
- G. Office supplies, MANA equipment, and pursonal.
- H. Taxt Book inventory.

Mr. noffa I did not put any figures on any of this, because I personally feel that this is the beginning of one of the finest home study schools in America, yet I cannot ask you to share this full feeling with me, at this time, unless you know a little about home study schools.

It will take roughly around Sixty Thousand Dollars (\$ 60.000.00). and I do not have anything to offer for security.

The school can be incorparated, to your liking, you can control the stock until you are paid back, and keep so many snares for your risk, further you can have your own auditor in the control of the finances at all times, and all checks can be counter-signed, or I am open to any suggestion you may have.

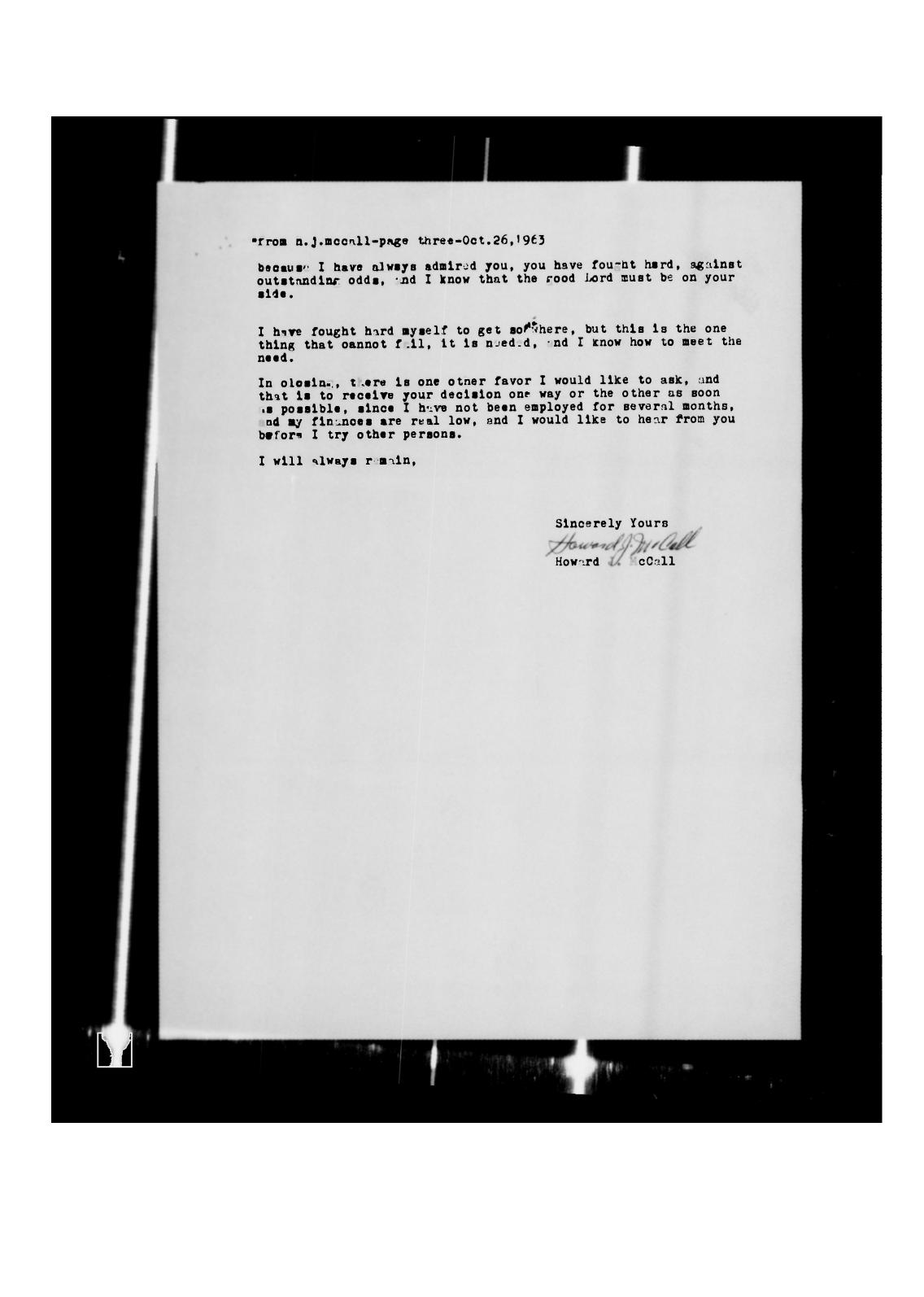
The complete four year course, which consists of 16 subjects will cost the student \$ 295.00.

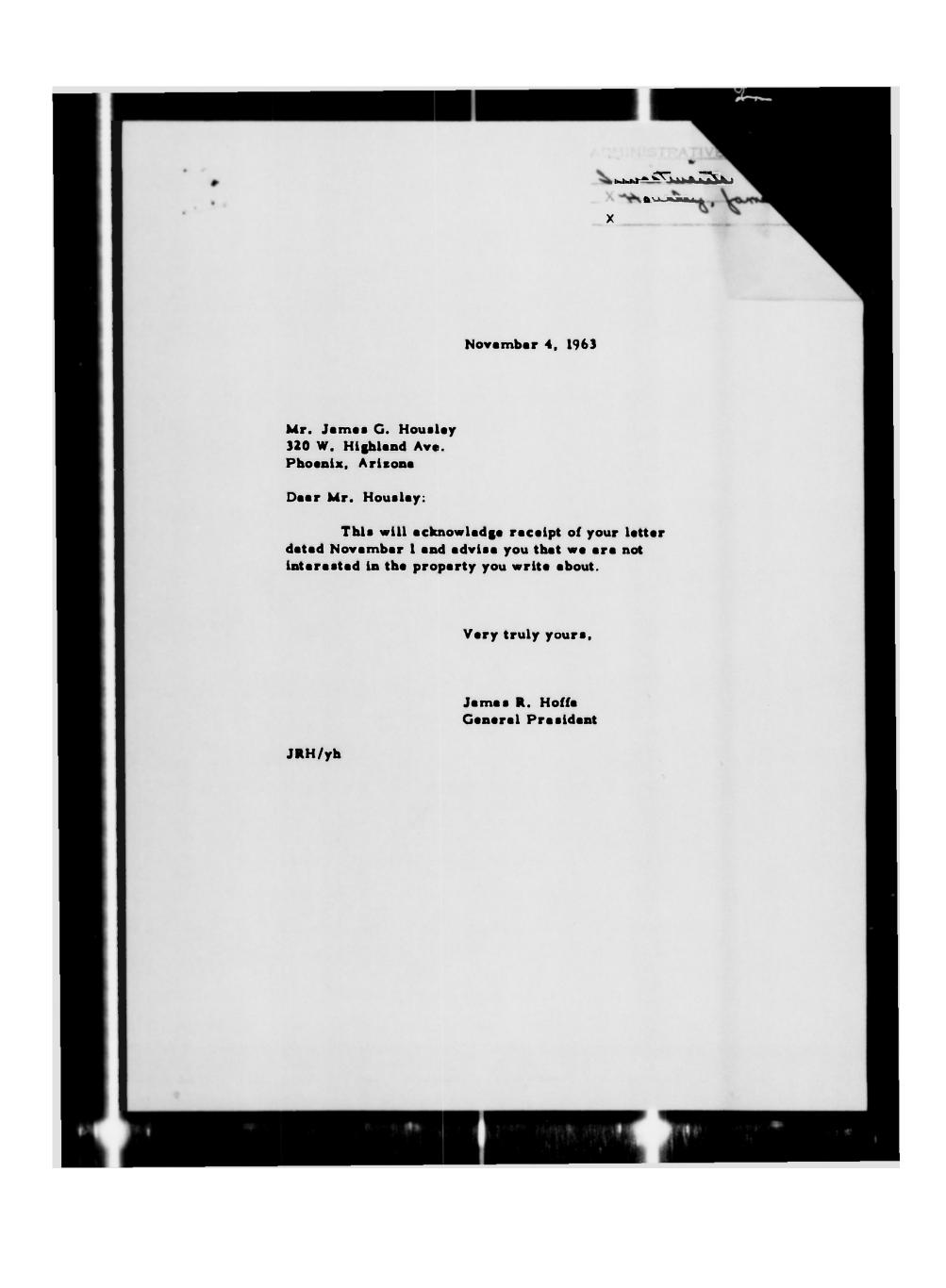
Inc Complete cout to the school is Loss then 8200.00.

last year, in 14 Ohio counties, I pursonally enrolled for the 1 st school I was employed by-403 students.

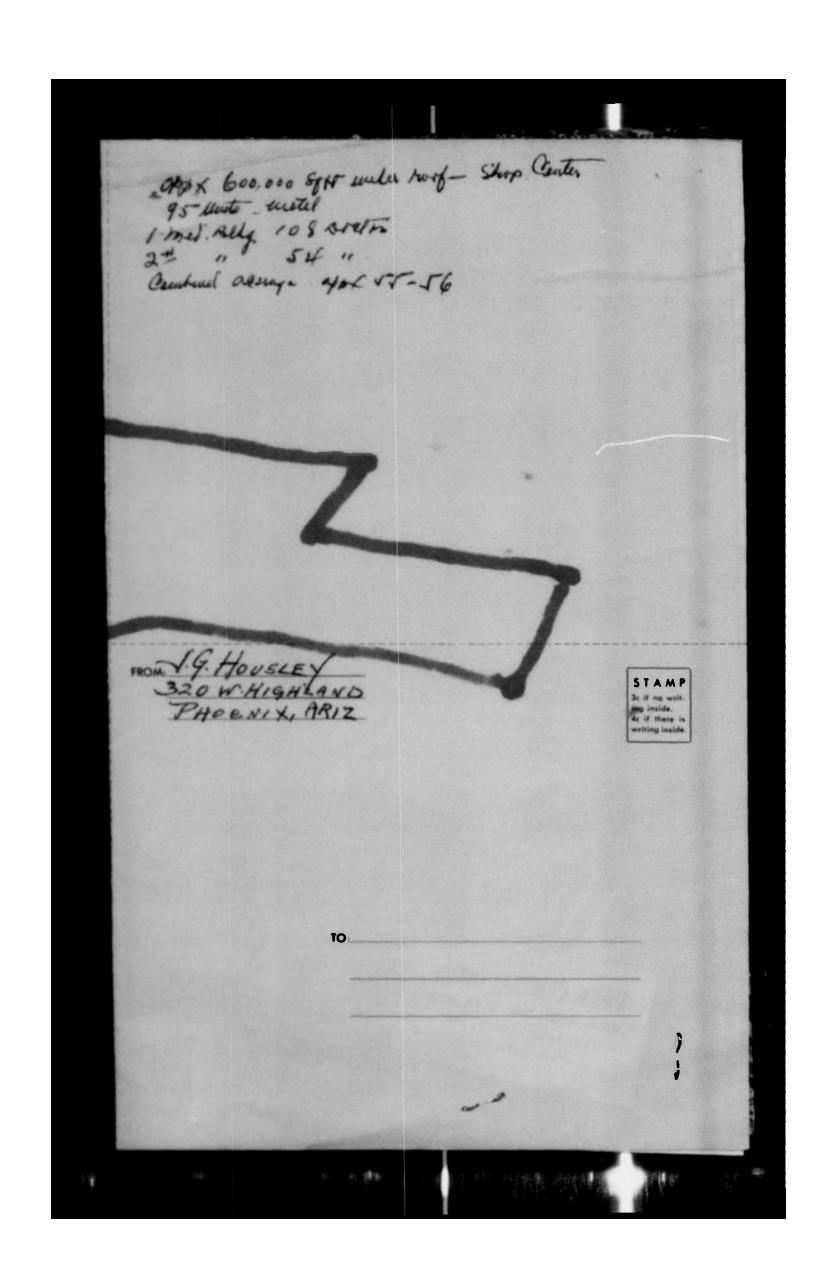
On September 27th, Draw Pearson's column told about a men that new school, in put one ad in the Chicago paper and in 6 days, enrolled over Fifty Thousand Dollars of business.

Mr. Hoffs, I would like very much to have you as a partner.

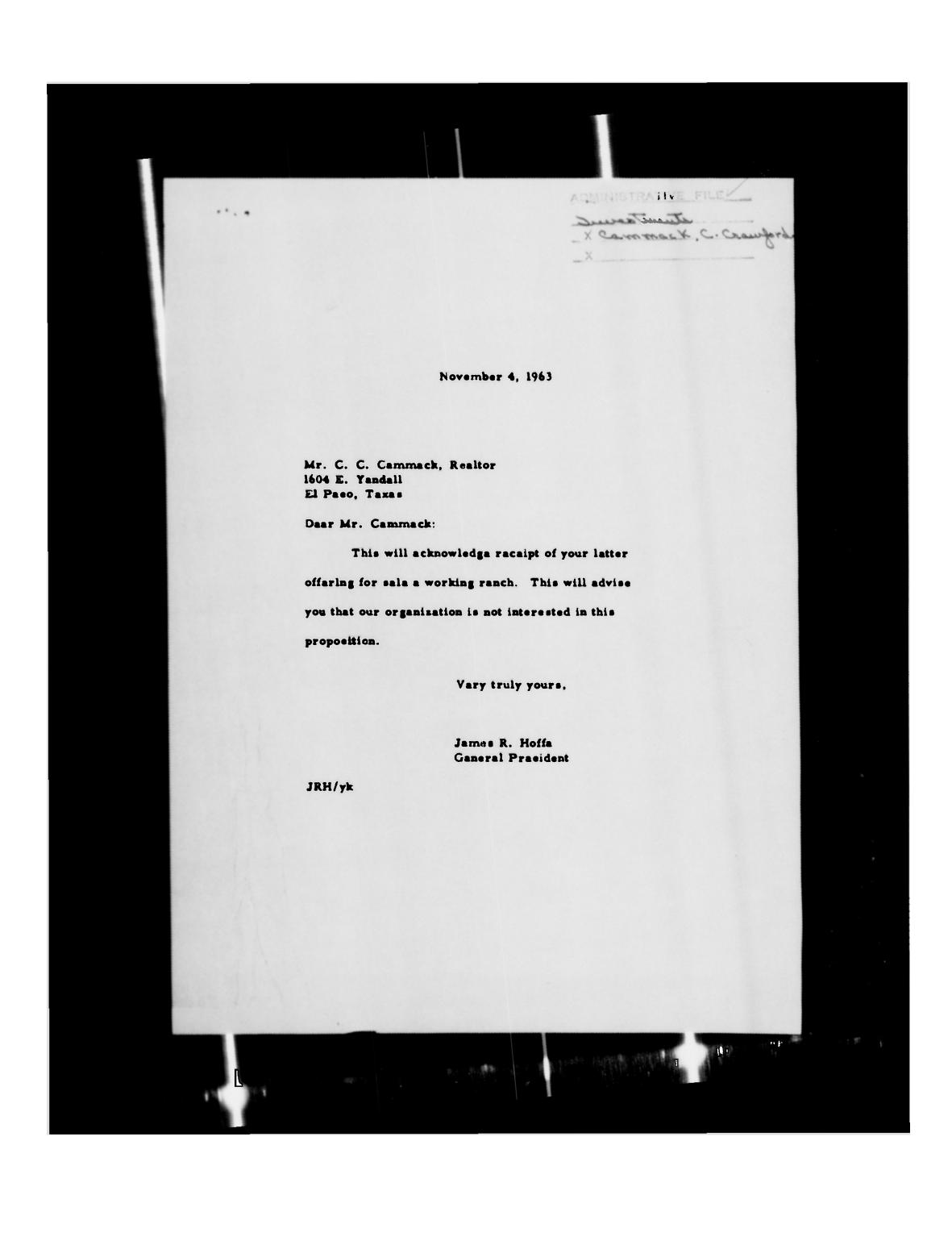


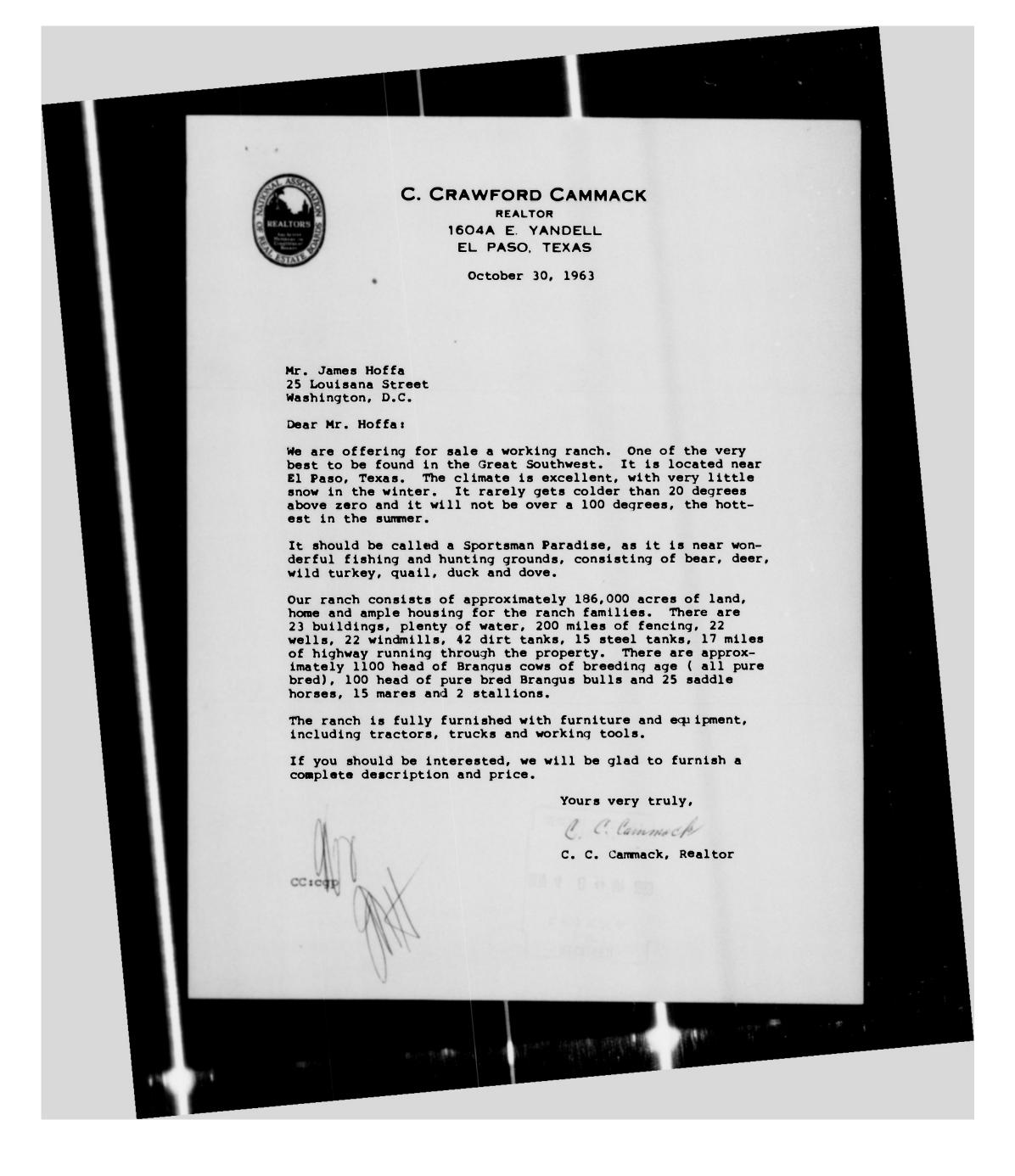


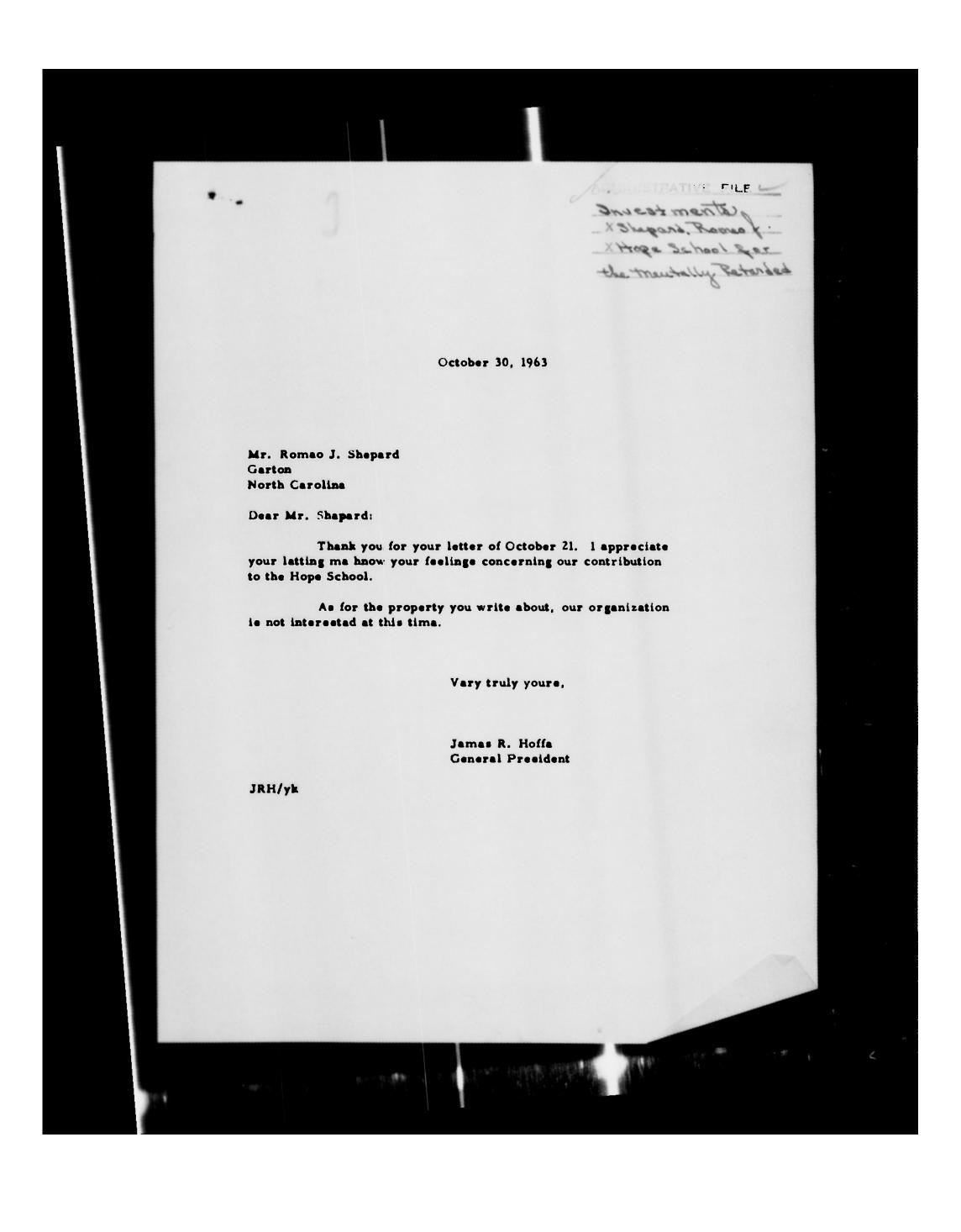












Gerton, North Carolina October 21, 1963

Nr. James R. Hoffa, President Teamsters Union

Dear 'r. Hoffa:

You probably don't remember who I am. I am a former Chief of Police of Piasi Beach. Mr. Jacobs arranged a meeting between us, and we had lunch at the Bal Moral, while you were running for President of the Teamsters Union. I have since retired and live in Gorton, North Carolina.

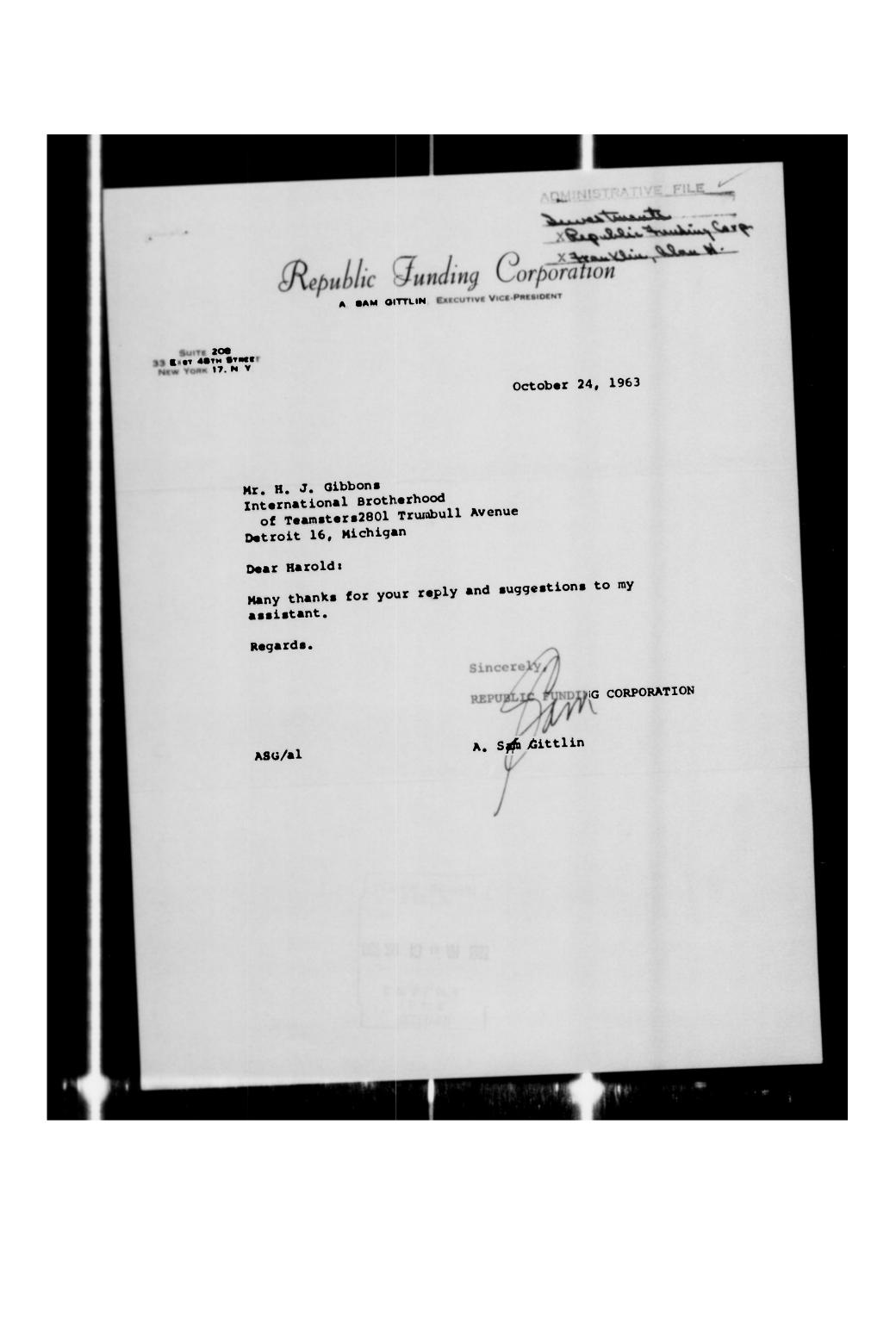
First, I would like to add my thanks, with all the people who are so grateful, for the good deed you have done for the Hope School in Miami, Florida. My son, Robert T. Shepard, who is now working on his Master's Degree at the University of Miami, has been a teacher at Hope School for the nast three years, and he sent me a pamphlet, in which I read of your donation to the School. I just couldn't resist writing you a letter to add my thanks to the many others.

Incidentally, would you or some of vour associates or friends be interested in a 60-acre tract of property, which would make an ideal summer reacrt. This property is approximately 3800 feet in altitude, plentiful water supply, with a panorama view, in the most beautiful part of bestern North Carolina, just eighteen miles from Asheville, on U.S. Highway 74. I own four acres, with a nice two-bedroom home on it, which adjoins this property.

If you or one of your associates are interested, I would appreciate hearing from you at the above address, or my phone number is Lake Lure 625-4168.

Sincerely,

Romes J Shipard



October 21, 1963

Mr. Aian H. Franklin, Asst. to Exac. V. P. Republic Funding Corporation Suita 205, 33 East 44th Street New York 17, N. Y.

Daar Mr. Franklin:

I have your letter of October 16th. I sesume the property you refer to in your letter is located in the New York area in which case you would discuss this property with John O'Rourke, President of Joint Council 16, 265 West 14th St., New York City.

In the event, however, it is located in Chicago where you addrassad my letter, it will be nacessary to talk with Ray Schoassling, President of Joint Council 25, 133 S. Ashland, Chicago, Ilinois.

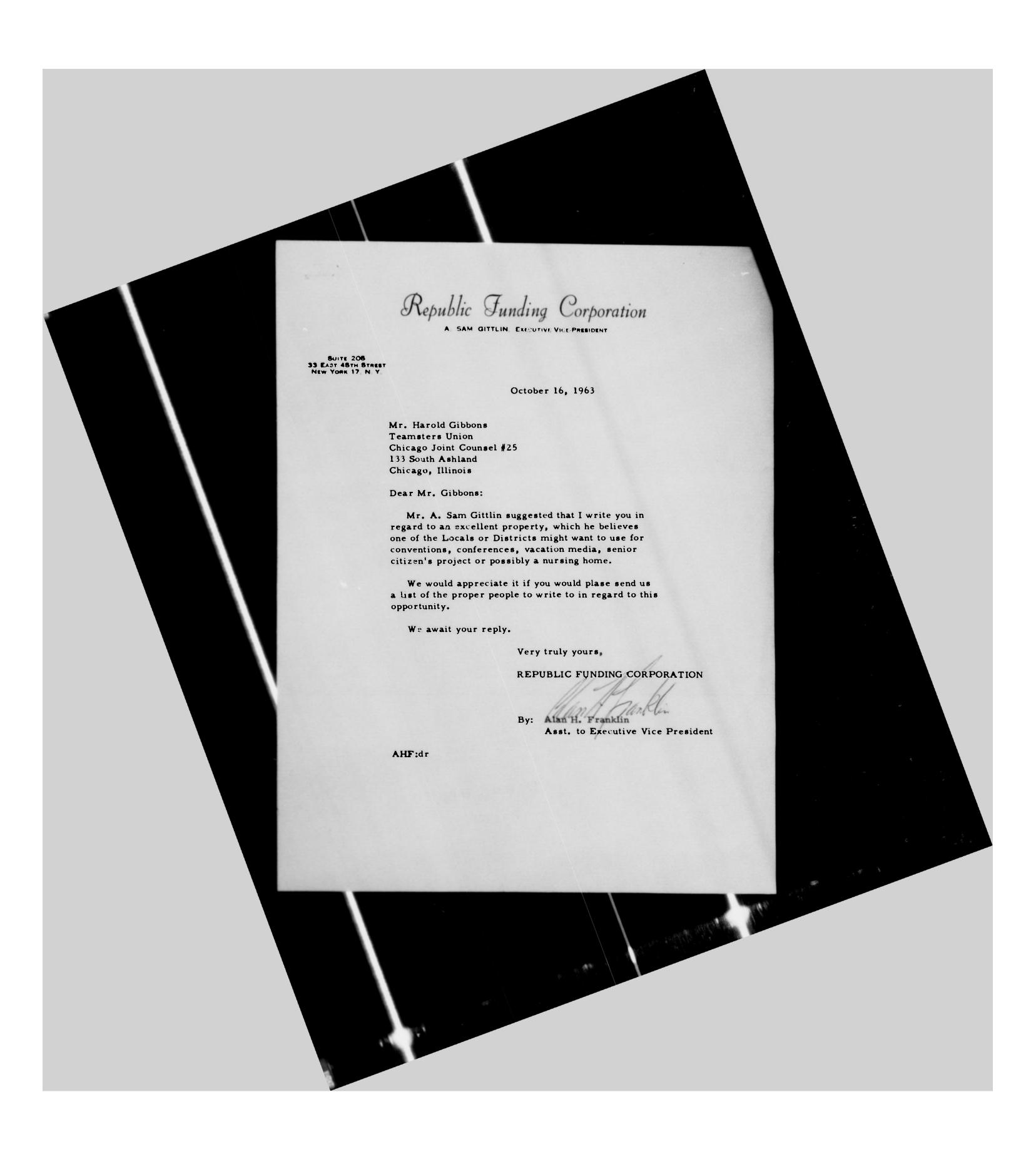
Very truly yours,

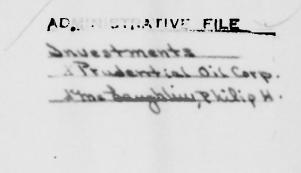
H. J. Gibbons

Executive Assistant to the

General President

HJG/yk





October 24, 1963

Mr. Philip H. McLaughlin, Vice President Productial Oil Corporation 21 West Putnam Avenue Greenwich, Connecticut

Deer Mr. McLaughlin:

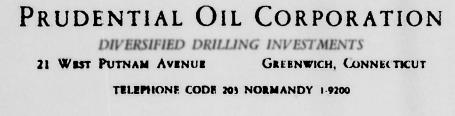
I am in receipt of your istter deted October 16 offering me perticipation in Prudential's seventh drilling fund.

This will advise you that I am in no position to participate at this time.

Very truly yours,

H. J. Gibbons
Executive Assistant to the
General President

HJG/yh



YORK CITY OFFICE BOOM 2707 ONE ROCKEFELLER PLAZA CODE 212 IUdem 2-5125

October 16, 1963

Mr. Harold J. Gibbons
International Brotherhood of Teamsters
25 Louisiana Ave., N.W.
Washington, D. C.

Dear Mr. Gibbons:

Attached is the Prospectus for the Prudential 1963 Year End Fund consisting of 200 units of \$5,000 each.

This offering is now open for subscription. The Year End Fund will drill a diversified series of about 15 separate gas and oil prospects in the U.S. and Canada during November and December of this year.

Each \$5,000 unit will have an estimated \$3,700 in drilling costs (intangibles) which can be deducted from your other income in 1963. The funds are audited by Price, Waterhouse & Co., and each participant receives an individual accounting for tax purposes in March 1964 to include with his income tax return.

This will be Prudential's seventh drilling fund. We would like to have you in our group and welcome any questions you may have on our 1963 Year End Fund. Our agreement form is attached.

Sincerely yours,

Photo H. McLaughlin Vice President

encl.

PROSPECTUS

# \$1.000,000

200 Units in 1963 Year End Drilling Fund representations must not be relied upon as having been authorized by The Prudential Oil Corporation.

# The Prudential Oil Corporation

OFFERING PRICE: \$5,000 Per Unit

THESE SECURITIES HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE SECURITIES AND EXCILANGE COMMISSION NOR HAS THE COMMISSION PASSED UPON THE ACCURACY OR ADEQUACY OF THIS PROSPECTUS. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

4 5	Price to Public(1)	Underwriting Discounts and Commissions (2) (3)	Proceeds to Program(2)(3)	
Per Fund Unit	\$5,000	See Below	\$5,000	
Total	\$1,000,000	See Below	\$1,000,000	

(1) Each Unit is subject to an assessment up to a maximum of \$1,000 in the event there are completion costs at the end of the program for which there are not adequate monies in the Fund. The Units are not otherwise assessable. However, there may be development drillings on leases acquired for the Fund, which may occur in years subsequent to 1963, See "Nonconsent Wells" on page 12 of this Prospectus.

(2) It is intended that the Units will be sold by officers, directors and employees of the Company as well as salesmen or underwriters. No aslessmen or underwriters have as yet been designated, except that as hereinafter stated Green, Elliz & Anderson, A. Carlotti & Co., Inc. and Sade & Co. may be deemed to be underwriters. No commissions will be paid to officers or directors of the Company for Units sold by them and any commissions to employees, or to salesmen or underwriters (including the three firms above mentioned), which it is expected will not exceed >% of the subscription price, will be absorbed by the Company and shall not be charged against the proceeds received. However, the proceeds of this offering will be charged with other expenses in connection with this offering, astimated at \$6,600. See "Plan of Distribution" on page 4 of this Prospectus.

(3) As compegaation for its services to the program, the Company shall be paid an amount equal to 6% of each Participant's

(3) As compensation for its services to the program, the Company shall be paid an amount equal to 6% of each Participant's subscription and all other monies, including assessments, payable by him, expended on behalf of each Participant. In addition, the Company shall receive at the pipeline out of each Participant's undivided laterest in every oil and galeasehold, an overriding royalty interest which shall bear the same relationship to 3/32 of all oil, gas and casinghead gas produced and saved from the leasehold as each Participant's working interest baars to the total working interest therein. The Company does not now have an operating staff, and thus the Participants will pay an additional compensation to an operating company. See "Compensation of the Company" on page 13 of this Prospectus.

There is no assurance that all the Units of the 1963 Year End Drilling Fund offered hereunder will be sold. Unless Units aggregating \$100,000 are subscribed for prior to December 1, 1963 the Program will not be commenced, and in such event the Company will terminate the Agreements with the respective Participants. with the resultant return to the Participants, as stated under "Termination" on page 14 hereof, of all funds not theretofore expended or committed

# OH. AND GAS EXPLORATION IS SPECULATIVE

The business of exploring for and producing oil and gas is highly speculative, and involves risk of loss. There is no assurance that the Program will be a financial success or that monies invested in it will be recouped. In view of the foregoing and the impact of Federal tax laws, the offering of the Units is directed primarily to persons whose moome is subject to Federal income taxes at high rates. There will be no ready market for the Units, and a Participant cannot expect to be able to readily liquidate his investment in case of an emergency. Reference is made in this connection to the restrictions set out under "Assignment" on page 14 of this Prospectus.

The date of this Prospectus is September 24, 1963

No person has been authorized to give information or to make any representations other than those contained in this Prospectus in connection with this offering, and if given or made such information or representations must not be relied upon as having been authorized by The Prudential Oil Corporation. This Prospectus does not constitute an offer to sell or a solicitation of an offer to buy in any state to any person to whom it is unlawful to make such offer or solicitation in such state.

### TABLE OF CONTENTS

	ES HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE
	stration Statement
The	Offering
	of Distribution
Com	petition. Markets and Regulation
0.0	of Proceeds
Gene	ral Program Policies
	ous Programs
	ential Oil 1963 Drilling Fund Agreement
	Purpose of Fund
	Subscriptions to Fund
	Custodian of Fund
	Term of Agreement
	Expenditure of Funds
	Completion Costs
	Property Interests
	Operating Agreements
	Nonconsent Wells
	Power of Attorney
	Compensation of the Company
	Communications
	Election as to Taxation
	Insurance and Indemnification of Company
	Assignment
	Termination
	Status of Participants in the Program
	agement and Control
	ests of Management and Others in Certain Transactions
	ation
	l Opinion
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	ncial Statements
	ort of Independent Public Accountants



The Prudential Oil Corporation (herein referred to as "the Company") has filed with the Securities and Exchange Commission, Washington 25, D. C., a Registration Statement under the Securities Act of 1933, as amended, with respect to Units in its 1963 Year End Drilling Fund offered pursuant hereto. Reference is made to said Registration Statement and the exhibits thereto for further information.

#### THE OFFERING

The Company hereby offers, to citizens and residents of the United States, an aggregate of \$1,000,000 of Units in its 1963 Year End Drilling Fund, consisting of 200 Units at \$5,000 per Unit, for the purpose of financing the acquisition, testing, development and operation of oil and gas leaseholds, or interests therem, within the continental limits of the United States and/or Canada (herein referred to as "the Program") on behalf of the purchasers of the Units offered herein (herein referred to as "the Participants"). Each Participant subscribes for Units by executing a 1963 Year End Drilling Fund Agreement with the Company (herem referred to as "the Agreement"). Such Agreement will be the sole evidence of the Participant's rights thereunder, but upon full payment of the subscription price for the Units subscribed for and all assessments (if any) for completion costs relating thereto as hereinafter described, the Participant will receive a Certificate evidencing such payment.

Uniess 20 Units totalling \$100,000 have been subscribed for prior to December 1, 1963, the Program will not be commenced, and in such event the Company will terminate the Agreements with the respective Participants, with the resultant return to the Participants, as stated under "Termination" on page 14 hereof, of all funds of the Participants not theretofore expended or committed pursuant to the Agreement.

The subscriptions and all other monies paid into the Fund will he deposited in a special account designated "Custodian, Prudential Oii 1963 Year Fnd Drilling Fund" with a hank under a Custodian Agreement filed as an exhibit to the Registration Statement, and will not be commingled with the general funds of the Company.

Each Participant will be required to pay the full subscription price of \$5,000 per Unit on subscription. In addition, Participants may be assessed up to a maximum of \$1,000 per Unit to pay completion costs including the cost of necessary additional equipment such as storage facilities, pipes, separators, etc.

The Company will acquire for Participants undivided interests in oil and gas properties as set forth under "General Program Policies" on page 6 herein.

The Company has had certain prior programs, as stated under "Previons Programs" on page 7 hereof, but for the reasons there stated the results of such prior programs are not a guide to the results which may be obtained under the current Program. In particular, but without limitation, the current Program, heing relatively smaller in size than some of the prior programs and having a relatively shorter period during which leases will probably be acquired, is likely to have less diversification and accordingly involve greater risk of not being profitable.

### FLAN OF DISTRIBUTION

The Units will be marketed by the Company at an issuer and by officers, directors and employees of the Company as well as salesmen or underwriters. No salesmen or underwriters have as yet been designated, except as stated in the following paragraph of this Prospectus. No commission will be paid to officers or directors of the Company for Units sold by them; and any commissions to employees, or to salesmen or underwriters, which it is expected will not exceed 5% of the subscription price, will be absorbed by the Company and shall not be charged against the proceeds received. However, the proceeds of this offering will be charged with the other expenses in connection with this offering, such as legal and accounting fees, printing costs, registration fees and "Blue Sky" expenses, estimated at an aggregate of \$6,600.

Oreen, Ellis & Anderson, a partnership, 61 Broadway, New York 6, N. Y., A. Carlotti & Co., Inc., Providence, Rhode Island and Sade & Co., a partnership, 905 16th Street N. W., Washington 6, D. C., may also participate in the sale of Units. However, said firms have neither entered into an agreement with the Company, nor made a commitment to it, for the sale of Units, and consequently there can be no assurance that they will sell any Units in the 1963 Year End Drilling Fund. If any Units are sold by said firms or any of them, the selling firm will receive therefor a commission of 5% of the subscription price, which will be absorbed by the Company and will not be charged against the proceeds of this offering. The above-named tirms may be deemed to be underwriters within the meaning of Section 2(11) of the Securities Act of 1933, as amended, and any commission realized by them may be deemed to be underwriting compensation for purposes of the Act.

# COMPETITION, MARKETS AND REGULATION

The Program will encounter strong competition from major oil companies and other independent operators in acquiring potentially productive exploratory prospects. The business of exploring for and producing oil and gas is highly speculative and involves risk of loss to participants therein. There is no assurance that the Program will be a financial success or that funds invested in it will be recouped. Even those wells drilled on prospects considered proven or senu-proven may be nonproductive. An attempted completion of a well does not assure that the well can be completed as a producat and even the completion of a producing well on a prospect does not assure that the same will produce sufficient revenues to recover the cost expended with respect to such prospect.

The availability of a ready market for oil and gas, if any, discovered under the Program will depend on numerous factors beyond the control of the Company, including the production of other crude oil and natural gas, crude oil imports, the marketing of competitive fuels, the proximity and capacity of oil and gas pipelines, regulation of allowable production by governmental authosity, and regulation by the Federal Power Commission of the transportation and marketing of natural gas transported or sold in interstate commerce in the United States.

Various states of the L'inited States have statetory provisions regulating the production of oil and natural gas. In Texas, the regulations extend to requiring permits for the drilling of wells, the spacing of wells, the prevention of waste, the conservation of natural gas and oil, and various others matters. The tegulations generally impose restrictions on the production of crude oil and natural gas in certain areas by teducing the rate of flow from individual wells below their actual capacity to produce. During

June, 1963, the proration in Texas was 8 days per month of the daily allowance, which varies in accordance with the specific location and size of well. The regulated rate of flow is subject to change from time to time, as to the amount of production. Of the wells referred to under the heading "Previous Programs" below, none were actually curtailed in production by the Texas proration during June, 1963.

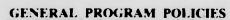
Allowable daily production of oil is regulated by Alberta, Saskatchewan and British Columbia, the Canadian provinces in which it is anticipated the Program may operate. Production schedules vary from field to field on the basis of technical production and conservation data for each field, and production is allocated to market demands. Allowables in Alberta during the month of June, 1963 varied from 15 bbls. per day to 175 bbls. per day, depending on the field, the majority falling in the range of 30 to 50 bbls. per day. Allowables in Saskatchewan and British Colombia tend to run somewhat higher.

Natural gas was not produced in Canada in significant quantities until the recent completion of pipeline facilities, and both in the United States and Canada the availability of pipelines or other transportation facilities for any oil or gas discovered under the Program cannot be assured.

### edit of sideren villeger festilegie a dife USE OF PROCEEDS

If all of the Units offered hereunder are subscribed for, the net proceeds to the Company for use in the Program will be approxunately \$1,000,000. There is no assurance that all the Units will be sold. However, the Company will not initiate the Program, and will terminate the Agreements, unless Units totaling a minimum of \$100,000 are sold.

The proceeds of the Units, if the Program is commenced, may be ased, in compliance with the Agreement to be emered into by the Company with each Participant, to pay the Participants' proportionate shares of the costs incurred seither directly, by way of turnkey contract or otherwise) in any drilling venture in which they respectively participate as hereinafter described, for leasehold costs; delay rentals; geological, geophysical and other scientific services; drillings and completions: testing, phigging and abandoning dry holes; dryhole and bottomhole contributions; operating; and any and aff other expenses meuried in connection with such drilling venture. All such expenditures will be ebarged against the Participant's funds in the ratio of his subscription to the total subscriptions of all Participants participating in the drilling yearure. The proceeds of the Units may also be used to pay the expenses incurred in connection with the public offering of the Fund units and registration thereof with such governmental agencies or bodies as may be required by law (excluding, however, any commission to salesmen or underwriters in connection with the sale of the Pund units), estimated at \$6,600 insurance against liability; the Company's compensation payable from mhacriptions and other payments by Participam to the Fund (see "Compensation of the Company" on page 18 hereoft: and the expenses, including auditing, legal and other overhead expenses, necessarily incurred by the Crimpany in muniajing the drifting program and administering the Pund; all such expunses to be charged against the Participant's hinth in the ratio of his subscription to the total subscriptions of all Participants. The amount no be used for any particular purpose of the inventure cannot now ha determined except as otherwise stated; and the estamated expanses of this offering set forth above will be guid in priority to sequired for the Fund.



The Company expects to apply the proceeds of the Fund to the acquisition, testing, development and operation of oil and gas leaseholds, or interests therein, located within the continental limits of the United States and or Canada. It is anticipated that the major portion, or perhaps all, of the drilling ventures to which the proceeds of the Fund may be applied will be located in the southwestern states of the United States and or the Provinces of Alberta, Saskatchewan and British Columbia, Canada, although the Company may propose that such drilling ventures be undertaken anywhere within the continental limits of the United States and, or Canada. No commitments or arrangements of any nature have been made for the acquisition of any particular leaseholds or interests therein.

The Company as agent for the Participant will recommend drilling ventures from time to time. Each Participant will be advised in some detail about the proposed venture and will be given an opportunity to decide whether or not he wishes to participate in that particular venture; and the full expenses of each particular drilling venture will be shared proportionately by those Participants who decide to participate therein. The sole responsibility for the selection of ventures rests in the Company subject to each Participant's decision whether or not to participate in any particular venture. Any unused monies in the Fund will be returned to the Participants in accordance with their respective interests when all of the drilling ventures have been completed and the costs paid.

The interests acquired for the Participants will be burdened with a stipulated royalty payable to the lessors of the oil and gas leases comprising the tract on which the well will be drilled, and may also be burdened with overriding royalty interests, production payments, carried interests, reversionary interests, net profits interests, and other burdens which will decrease the Participant's proceeds from gas and oil and could be so high as to greatly reduce the possibility of profit.

The proceeds (net of production taxes) of any oil and gas produced and sold for the individual accounts of the Participants pursuant to their authorizations under the respective Agreements will be received by the Custodian. The Custodian will pay all bills of suppliers, operators and others approved by the Company and the Company's compensation, and will pay the balance remaining to the Participants in accordance with their respective interests.

In its previous programs, described in more detail below, the Company has acquired a certain percentage of the working interests in various leases usually pursuant to turnkey contracts between the Company and Petroleum Exploration, Inc., of Texas, or, in the case of leaseholds and leasehold interests located in Canada, Petroleum Exploration is associated company, Altair Oil & Gas Company under which such company agrees for a definite sum arrived at by negotiation prior to entering into the contract to furnish everything and do all work required to being the well insolved (to the extent of the percentage of the working interest so acquired) to canage point or to completion, as the case tray be. Such companies have also acted as third party operator with respect to lease interests acquired for such programs. While no such arrangements have yet been under, is in presently anticipated that some of the leaseholds or leasehold interests acquired for the Program may be acquired and operated under similar or other contracts between the Company and Petroleum Exploration, Inc. or Altair Oil & Gas Company. See the matters set forth under the heading "Interests of Management and Others in Certain Transactions" on page 17 horein

The Agreement to be entired into between each Participant and the Company is terminable at will be either the Participant or the Company. Upon any such termination the Participant will be entitled in the return of all his funds not therefore expended or enumitted pursuant to the Agreement, and to the delivery of an amagnment of his andivided interest in each oil and gas leasehold or interest therein equired for the Fand.

### PREVIOUS PROGRAMS

The following is a tabulation of the wells completed as commercial producers, dry holes drilled, and total wells through June 30, 1963 under each of the Company's prior programs.

Program	Completed Commercial Producers	Dry Holes	Total Wells
1960 Drilling Fund	lio m141 bev	3000 <b>3</b> 00000	ni vili 17 ani
1960 Drilling Fund B	18	63, uOler ca	18
1961 Year End Drilling Fund	5	0	5
1962 Drilling Fund	35	5	40
1962 Year End Drilling Fund	9	2	11

The following table analyzes in more detail, based upon the Company's judgment as to their appropriate classification, the wells included in the foregoing tabulation:

		plorator	y		pioratory Proves		Dev	elopment		
Program	Oil	G=	Dry	Off	Gas	Dry		Gas	Dry	Total
1960 Drilling Fund	0 80.8	0	3	31312	0 1		10	0	70100	17
			(.6)	(105)	(.25)		(40)			(5.9)
1960 Drilling Fund B	1 55 0	0	0	28.410.5	3	0	9 1	car Had	9620Y	18
	(.1875)	2 707		(1.65)	(1.0)		(3.3875)	(.1875)		(6412)
1961 Year Fnd Drilling Fund	0	0	0	T.	0	0	odt into	0	0	5
				(4)			(1.6)			(2.0)
1962 Drilling Fund	diam'r	Hillserge	4 4 0	partit par	to alch	1111	24	0 00 100	0	40
	(75)	(7)	(20)	(485)	(5)	(5)	(10.55)			(17.85)
1962 Year Fnd Drilling Fund	0	0	(.25)	(2.5)	0	0	4 (1 25)	0	6,0807 penditu	11 (40)

The Funds own only a percentage interest in each well, which has varied from 18% to 75% of the total working interest, averaging about 42% of the working interest. The net well figures are shown in parentheses in the preceding table.

The program of the Company's 1963 Drilling Fund has only recently commenced, and as of September 15, 1963 fifteen wells had been drilled, of which eight were completed as commercial producers and seven were dry holes.

Leanes which, or an interest therein, have been purchased for the Funds for cash have sometimes provided for a stipulated royalty payable to the lessor of 12.5% of the oil and gas produced. This royalty, plus the Company's was overriding royalty interest referred to under "Compensation of the Company" on page 13 hereof (9.375%, to be computed on the production remaining after the lessor's royalty I would make a total for these two items of approximately 20.59%. In operations such as these since it is cushwary to avoid paying cash consideration for leaves because such expenditures must be capitalized rather than expensed, overriding interests are often conveyed to others for a "farmout", and the addition of this interest would raise the foregoing total to approximately the area of 27% to 32%.

The highest total of these overriding interests in the case of any lease or leasehold interest acquired under the Company's prior programs (computed on the foregoing basis) has been 38%, and the average total approximately 30%.

The following is a summary statement as of June 30, 1963 of (a) the gross expenditures, including operating costs from inception of production to June 30, 1963, (b) gross income (net of production taxes and the Company's 3/32 overriding royalty interest) received from oil or gas produced and sold from inception to June 30, 1963, and (c) gross Income (net of production taxes and the Company's 3/32 overriding royalty interest) received from oil or gas produced and sold for the three months period ended June 30, 1963, under each of the Company's prior programs.

Program	Gross Expendituras, Including Operation Costs from Inception in June 30, 1963(1)	Gross Income (Nat of Production Taxas and the Company is 3/32 Overriding Royality Interest) Received to June 30, 1963	Gross Income (Net of Production Taxes and the Company's 3/32 Overriding Royalty Interest) Received for three Months Period Ended June 30, 1963
1960 Drilling Fund	\$ 7,459.13	\$157,007.38	\$ 9,623.18
1960 Drilling Fund B	48,518.90	153,591.72	19,421.44
1961 Year End Drilling Fund	93,517.76	19,385.03	1,722.26
1962 Drilling Fund	1,329,592.47	188,100.42	61,150.09
1962 Year End Drilling Fund	332,612.85	2,607.53	2,607.53

(1) As described with respect to the present Fund under the heading "Tax Status of Participants in the Program" on page 15 of this Prospectus, the proportionate share of various of the gross expenditures listed in the above tabulation allocable to the respective participants in such prior programs was deductible under existing provisions of the Internal Revenue Code from the income of such participants subject to Federal income tax. Accordingly, the actual out-of-packet cost of such expenditures to such participants was appreciably less than the amount shown. Of the total gross expenditures of \$2,357,961.59 to December 31, 1962, \$1,832,741.03 was, the Company is advised, currently available for such deduction by participants in full; and of the balance of \$525,220.56 of such gross expenditures, \$176,087,73 was available for such deduction through December 31, 1962 as depreciation or amortization of capital expenditures.

An aggregate of \$1,530,000 was subscribed to the Company's 1963 Drilling Fund the program of which, as above stated, has only recently commenced; and no income had been received through September 15, 1963.

The gross compensation received by the Company to June 30, 1963 under the participation agreements as to its respective prior programs listed in the foregoing table has been: 1960 Drilling Fund, \$27,136.08; 1960 Drilling Fund B. \$33,163.58; 1961 Year End Drilling Fund, \$4,323.59; 1962 Drilling Fund, \$71,730.10; and 1962 Year End Drilling Fund, \$12,750.00.

The above summaries of the results of prior programs should not be relied on as indicative of the results to be anticipated from the current Program. Nor does the finding of producing wells necessarily indicate a profitable venture. It should also be recognized that the ratio of producing wells to dry holes is not a reliable measure of economic success of any gas and oil exploration program unless at the same three is taken into account as to the producing wells estimates of reserves, cost and time of production, and other economic factors based upon geological and engineering studies. There is no assurance that the income from these prior programs will continue in the future, and indeed it is to be anticipated that production therefrom will decline as the available reserves are exhausted with resultant decline in production income.

The leaseholds and leasehold interests involved in the Company's 1960 Drilling Fund, 1960 Drilling Fund B, 1961 Year End Drilling Fund and 1962 Drilling Fund were located in the States of Texas, Oklahoma, New Mexico and Louisiana, while those involved in its 1962 Year End Drilling Fund were, and it is anticipated at least a part of those involved in its 1963 Drilling Fund will be, located in the Provinces of Alberta. Saskatchewan or British Columbia, Canada. The Company may propose that drilling ventures under the present Program be undertaken anywhere within the continental limits of the United States and or Canada, it being presently anticipated that a portion of the leaseholds and leasehold interests to which such drilling ventures relate will be located in the States named or other States of the United States and a portion in said Canadian provinces. Different conditions as to costs of drilling and operating, prices for oil and gas, availability of pipelines, competition, etc., obtain in these respective areas, and for this reason also the results of such previous programs are not a guide to the results which may be obtained under the current Program.

The 1963 Year End Fund being relatively smaller in size than some of the Company's prior funds and having a relatively shorter period during which leases will probably be acquired, the Program is likely to have less diversification than the prior programs above mentioned, and is therefore likely to involve greater risk of not being profitable.

The Participants in the 1963 Year End Drilling Fund Program will, as such, have no interest in any of the leases included in the foregoing summary of previous programs.

# PRUDENTIAL OIL 1963 YEAR END DRILLING FUND AGREFMENT

An Agreement in the form filed as an exhibit to the Registration Statement will be entered into between the Company and each Participant individually. The following summary of the terms of such Agreements is qualified m all respects by reference to such form of Agreement.

# Parpose of Fund

The purpose of the Fund is to provide a means whereby the Participant may engage in, and spread his participation over, a number of oil and gas drilling ventures and for the administration, supervision and accounting for Participant's expenditures and income. The Company will act as agent for the Participant in the acquisition, testing, development and operation of oil and gas leases or leasehold interests within the continental limits of the United States and/or Canada and will administer, supervise and account to the Participant for his investment, leasebold interests and income (the "Program"). In the case of oil and gas leases or leasehold interests located in Canada the activities of the Program may be carried out directly or indirectly through or by means of a subsidiary corporation of the Company, a trustee, an agent or by contract, to the extent and in such manner as the Company shall deem desirable, but the Company shall take all steps in its judgment reasonably necessary or desirable for the protection of the interests of the Participant.

# Subscriptions to Fund

Participant's subscription shall be in Fund Units of \$5,000 each, payable in full to the Custodian upon execution of the Agreement by the Participant.

#### Custodian of Fund

Under an agreement with the Company, the Custodian will receive and hold for the account of the Participant the subscription and assessments and the proceeds from sales of oil and gas production sold for the individual account of the Participant as in the Agreement provided; will pay therefrom all bills approved by the Company for expenditures incurred under the Agreement including the Company's compensation for services; will return to the Participant after completion of all wells contemplated to be drilled under the Agreement or upon termination of the Agreement any unexpended and uncommitted balance of his subscription and assessments, and will periodically disburse to Participant the net proceeds from the sale of his share of oil and gas production so sold for his account.

#### Term of Agreement

The Program will commence at a time to be determined by the Company after Units aggregating at least \$100,000 have been subscribed. Unless Units aggregating at least \$100,000 are subscribed prior to December 1, 1963, the Agreement will be terminated by the Company pursuant to its provisions.

Whether or not the Program shall have commenced, the Agreement may be terminated at the will of either party thereto as provided therein. Unless so terminated, it shall continue in effect until its purposes have been fulfilled.

## **Expenditure of Funds**

The Company shall give the Participant ten (10) days notice in writing as provided under the heading "Communications" below of all proposed oil or gas drilling ventures, giving a description of the venture, the name of the proposed operator, the estimated amount of the proposed expenditure, the interest of Participant in the proposed venture, and such other pertinent data as may be available. Participant shall have the right to decline to participate in any such drilling venture by written notice to the Company as provided in the Agreement, and in that event Participant shall not be liable, and his fund shall not be charged, for any of the costs of such drilling venture. However, the Company shall not have such right of declination as to any such proposed venture with respect to any Units which it may own.

Participant's funds may be expended to pay his proportionate share of the costs incurred with respect to any drilling venture in which he participates set forth under the heading "Use of Proceeds" on page 5 herein, and of the other expenses described under said heading. Such costs and expenses shall be charged against the funds of the respective Participants as there stated.

The Company will maintain records and accounts of all Fund operations and expenditures, and will furnish to the Participant annual statements thereof certified by an independent accountant with all income tax information necessary for his reporting on a calendar year basis.

# **Completion Costs**

Completion costs ordinarily will be a Fund expenditure. However, there may he completion costs, including the costs of necessary additional equipment, such as storage facilities, pipes, separators, etc., requiring expenditures in excess of the Fund and, in that event, the Participant may be assessed, up to

but not in excess of an additional \$1,000 per Unit, for his pro rata share thereof, in the ratio of his investment to the total investment of all Participants in the well or wells as to which such completion costs are incurred.

Such assessments shall be due and payable, and shall be deposited with the Custodian, by Participant within ten (10) calendar days after written request therefor by the Company. In the event Participant fails so to pay any such assessment, the Company, in addition to its right to terminate the Agreement with the Participant as described under the heading "Termination" on page 14 of this Prospectus, may, if it so elects, either (a) charge Participant's pro rata share thereof against any funds belonging or payable to Participant under the Agreement, or (b) advance the amount thereof on Participant's bchalf, and Participant shall pay interest, at the rate of six percent (6%) per annum, thereon until such advances are paid. The Company shall have a lien to secure such advances, interest and the Company's compensation under the Agreement with respect to the amount of such assessments against any and all property and funds then or thereafter belonging or payable to Participant under the Agreement, and shall not be obliged to take any actions which in its judgment might impair its security.

## Property laterests

The Participant shall own an undivided interest in each oil and gas leasehold interest acquired for the Fund in the ratio of Participant's funds spent for such leasehold interest to the total amount spent by the Fund therefor.

The Company (subject to the provisions as to leasehold interests in Canada set forth under "Purpose of Fund" on page 9 hereof) shall hold title to all such leasehold interests and other property acquired for Participants under the Agreement as nominee for each Participant as his respective interest appears; but shall deliver to Participant an assignment of his undivided interest in such interests and property within thirty (30) calendar days after receipt by the Company of written demand therefor.

# Operating Agreements

Upon or prior to completion of the first producing oil or gas well on any leasehold, the Company shall negotiate with a third party an operating agreement for the operation of the leasehold (or, if it shall then have established operating facilities of its own, may itself operate such leasehold) upon terms and conditions, including compensation to the operator, usual and appropriate for the area and the circumstances. Such operating agreements usually provide, among other things, for a lien in favor of the operator to secure payment by the interested parties of their pro rata shares of the expenses of operating the property.

The right of the Participant to take his share of production in kind or separately to arrange for its sale shall be preserved in each such operating agreement, except to the extent that the right to purchase production may have been reserved to a predecessor in title either to himself or to others. Subject to the provisions under the heading "Power of Attorney" below, the Participant reserves the right to direct the sale of his share of production and to execute contracts for the sale thereof or to anthorize their exacution on his hehalf by the Company or others; and the Company shall advise Participant in writing as provided under the heading "Communications" below of offers for purchase of production for the exercise of the Participant's own hasiness discretion with respect thereto.

In the event of conflict between the Agreement and the provisions of any such operating agreement, the Participant and the Company as between themselves shall be governed by the provisions of the Agreement.

#### Nonconsent Wells

In the event a majority in working interest in any operating property in which the Participant owns an undivided interest under the Agreement determine, whether during 1963 or at any time subsequent thereto, to undertake any proposed drilling venture thereon, as to which the Participant either (a) has advised the Company in writing, as provided in the Agreement, of his desire not to participate in such venture, or (b) if Participant's pro rata share of the estimated costs of such proposed drilling venture (the full costs thereof to be shared proportionately by those Participants deciding to participate therem) is in excess of the then unexpended and uncommitted amount of his subscription, has failed to pay to the Custodian, within ten (10) calendar days after the Company shall have requested payment thereof, his pro rata share of such estimated costs, then, and in either such event, Participant under the Agreement authorizes the assignment, for the benefit of the other Participants participating in such venture, of his interest in the nonproductive acreage of the operating property on which such drilling venture is to be undertaken and, if title thereto has been conveyed to Participant, agrees to execute and deliver to the Company an assignment thereof, reserving to Participant only that number of acres necessary to conform to the spacing pattern then in effect for his interest in productive wells thereon. A Participant so dissenting or failing to pay his pro rata share may suffer a dilution of his operating working interest to the extent that new wells are drilled on such operating property which draw their resources from a common pool with operating wells in which the Participant retains an undivided interest.

## Power of Attorney

The Participant appoints the Company, such appointment being terminable by either party at will by written notice, his true and lawful attorney-in-fact with full power and authority:

- 1. To execute such instruments and agreements, do such acts and employ such persons and services as are reasonably necessary to acquire oil and gas leases and leasehold interests covering lands within the continental limits of the United States and or Canada, to test (including testing by "farm-out" and by dryhole and bottomhole contributions), develop and operate such leases and leasehold interests, and to pay and collect such funds as the Participant may become obligated to pay or entitled to collect in connection therewith;
- 2. To execute division orders and transfer orders necessary to the sale of production, provided, however, that such contracts for the sale of production shall be for such reasonable periods of time as are consistent with the minimum noods of the industry under the circumstances but not to exceed one (1) year; and further provided, that the Participant reserves the right to revolus such power at will with respect to all leases collactively or any lease individually.

The Company will not, in the exercise of said power of attorney, common the Participant's funds, sell or otherwise dispose of any of his property rights or interests (except as provided by paragraph 2 shove), or similarities any other material act in connection with his anarests ander the Agreement, without his consent or authorization obtains if in accordance with the provisions of the Agreement.

### Compensation of the Company

- 1. The Company shall receive six per cent (6%) of Participant's subscription and all other monies, including assessments, payable by him hereunder, expended on behalf of Participant for any of the purposes referred to under the heading "Use of Proceeds' on page 5 of this Prospectus. Such compensation shall be considered earned and may be collected by the Company as funds are deposited with the Custodian or, in the case of assessments, when due and payable; subject to appropriate adjustment for any unexpended and uncommitted funds subsequently returned to the Participant.
- 2. The Company shall receive at the pipeline out of Participant's undivided interest in every oil and gas leasehold an overriding royalty interest which shall bear the same relationship to 3/32 of all oil, gas and casinghead gas produced and saved from the leasehold as Participant's working interest bears to the total working interest therein.

The Company does not now have an operating staff, and thus the Participants will pay an additional compensation to an operating company. The Company anticipates, however, that the total of its compensation as above stated and any such compensation paid to an operating company will be comparable to the compensation normally received by companies combining the functions performed by the Company with the conduct of operating activities.

## Communication

All communications under the Agreement are to be sent to the party for whom intended at the address shown at the end of the Agreement, or at such other address within the continental limits of the Umted States as shall have been designated in writing by such party to the other party.

All communications under the Agreement by the Company shall be deemed to have been made and given by the Company to Participant upon the deposit of the same in the United States mails in a postpaid envelope addressed to the Participant as aforesaid, or upon delivery of the same to a telegraph company for immediate transmission. Unless the Company shall have received written advice otherwise from the Participant within such number of days from the making and giving of such communication as is provided in the Agreement or, if no stated time is provided therein, within twenty (20) calendar days from such making and giving of such communication, Participant's authorization of the Company to act for him in accordance with the communication with respect to all matters proposed or submitted therem shall be conclusively inferred.

# Election as to Toxotion

The parties to the Agreement elect thereunder to be excluded from the provisions of subchapter K of Chapter 1 of the Internal Revenue Code of 1954 dealing with the taxation of partnerships; and the Company is to execute and file such instruments and statements as may be required by reason of such election.

# Insurance and Indemnification of Company

The Participants, either as members of a mining partnership, owners of an undivided interest in leaseholds or otherwise, atmy be hable to third parties for him or damage occasioned by the activities to be evanued in under the Program. Consequently, the Company and one any third party operator or operators of leaseholds acquired for the Fund will peccuse and maintain such insurance as is available.

and as the Company in the exercise of its best judgment deems to be warranted by the activities to be engaged in under the Agreement, such insurance to melude Public Liability and Automotive Liability, each covering bodily injury, death and property damage, and Workmen's Compensation and Employer's Liability insurance, as protection against liability for loss and damage which may be occasioned by such activities. The Company will furnish to the Participant summaries of insurance in force upon his request.

The Company will exercise its best judgment in the conduct of all matters arising under the Agreement and shall not be liable to the Participant for any loss or damage which may occur despite the good faith exercise of its best judgment, and the Participant shall indemnify the Company against any such liability for loss and damage in the ratio of his total investment in the drilling venture in respect of which such liability arises to the total investment of all Participants therein. Insofar as this indemnity provision might constitute a waiver of compliance with any provisions of the Securities Act of 1933, or the rules and regulations thereunder, it is void and unenforceable by the Company.

## Assignment

The Agreement, and Participant's rights and benefits thereunder, may be assigned and transferred by the Participant, but only so that the rights and benefits with respect to each Unit shall be assigned and transferred to only one person, except in the case of a husband and wife as joint owners.

No assignment or transfer of his undivided interest, or any part thereof, in any leasehold interest or other property acquired for Participants under the Agreement shall be made by the Participant unless, m the case of an operating property, the same shall cover the whole or a fractional percentage of his undivided interest m the entire such operating property, whether or not aggregated; nor unless any such assignment or transfer shall be effective as of the first day of a calendar month. No such assignment or transfer shall entitle the transferee to any of the Participant's rights and benefits under the Agreement.

No assignment or transfer, whether of the Participant's rights and benefits under the Agreement, or of any such undivided interest, shall be effective until written notice thereof shall have been delivered to the Company.

# Termination

The Agreement is terminable at the will of either party thereto by written notice given as described under the heading "Communications" on page 13 of this Prospectus.

Upon termination of the Agreement, and at the request of the Participant therefor:

- 1. The Custodian shall return to the Participant all his funds then held by it which have not then been expended or committed pursuant to the terms of the Agreement.
- 2. The Company shall dehver or cause to be delivered to the Participant an assignment of his andivided interest in each and every oil and gas leasehold interest and other property held by the Cotapuny [or. in the case of leasehold interests in Canada, its designee) for Participant.

#### TAX STATUS OF PARTICIPANTS IN THE PROGRAM

United States Income Taxation

In the opinion of the Company's counsel, Mudge, Stern, Baldwin & Todd, of New York, N. Y., based upon the present provisions of the Internal Revenue Code and existing Treasury Regulations and rulings:

Each Participant, severally, may obtain income tax benefits allowed under the Internal Revenue Code and the United States Treasury Regulations thereunder to encourage the exploration for oil and gas providing, where necessary, the Participant makes (or has made) appropriate election under the Code so to do.

Some of the Federal income tax provisions applicable to the Participants under the present law may be briefly summarized as follows:

- (a) Intangible Drilling and Development Costs: The costs of drilling any well (whether a producer or a dry hole) may be deducted in the year incurred by each Participant as an expense for income tax purposes, providing the Participant makes (or has made) appropriate election
- (b) Tangible Equipment: Items such as casing, tubing, tank batteries, etc., are capital expenditures and the costs of this equipment may be recaptured by depreciation allowances over the useful life of such equipment.
- (c) Cost of Purchase of a Lease: Lease purchase costs are capital expenditures and may not be expensed. However, if the lease is proved worthless by abandonment, the cost may then be deducted in full as an ordinary loss and is not treated as a capital loss.
- (d) Depletion Allowances on Production Leases: Owners of interests in oil and gas leases are permitted to deduct the greater of percentage or cost depletion. Depletion is computed separately on each property.
- (i) Percentage depletion is 271/2% of gross income from the property but not more than 50% of net income from the property.

(n) Cost depletion is obtained by estimating the number of barrels to be produced from a lease and dividing it by the cost of the lease in order to obtain the fraction of the property cost allocated to each barrel of oil which must be allowed to Participant tax free, to recover his capital investment by the time the lease has been depleted. This method is ordinarily used only when producing leases are purchased for a substantial amount or in years when, because of large expenditures for drilling, there is little net income after drilling costs have been expensed.

Such income tax provisions are applicable with respect to operations in Canada as well as In the United States in the case of United States citizens or residents. Any Canadian income taxes payable by a Participant may, at the option of the Participant, either be deducted in computing United States taxable income or, subject to the limitations provided in the Internal Revenue Code, be treated as a credit against his United States income tax liability.

Note should be taken that the Internal Revenue Code, the United States Treasury Regulations theremader and the interpretations thereunder may be amended or reconstrued by Congress, the Treasury

Department and or the courts; and Participants may wish to review their individual tax situations under the Program with their own counsel.

#### Canadina Income Taxation

In the opinion of Canadian counsel, Allen, MacKimmic, Matthews, Wood, Phillips & Smith, of Calgary, Alberta, Canada:

Under the Canadian Income Tax Act a Participant is required to file a tax return only for those years m which he has Canadian taxable income, which as indicated below will not occur, so far as the Program is concerned, until his aggregated Canadian income exceeds his aggregated Canadian deductible costs. When a Participant does have Canadian taxable income, he must estimate the amount of tax payable for the current year, and the estimated amount is payable in advance in quarterly installments, with a tax return and final payment being due on or before April 30th of the following year.

The Canadian Income Tax Act permits a Participant to deduct his share of drilling and exploration costs of the Program and leasehold acquisition costs against his present and future Canadian oil and gas income. Such costs may be carried forward indefinitely until fully deducted, provided they are deducted in the year in which incurred and subsequent years to the extent of the Participant's Canadian oil and gas income for such years. Equipment costs must be capitalized and recovered through capital cost (depreciation) allowance. A depletion allowance is provided for, the statutory rate being 33½% of the Participant's net income, after allowable deductions, from oil and gas production.

# MANAGEMENT AND CONTROL

The Prudential Oil Corporation, 21 West Putnam Avenue, Greenwich, Connecticut, will manage the Program as agent for the Participants under the respective Agreements. The Company was incorporated under the laws of the State of Connecticut on September 21, 1959, and has perpetual existence. It will become qualified to do business in any jurisdiction wherein it may be required to do so in order to carry out the Program.

The Company was organized principally for the purpose of organizing and managing programs of the general character of the Program. The officers and directors of the Company, and their principal occupations for the past five years or more, are as follows:

EDWARD J. WILLEY, Greenwich, Connecticut—President, Treasurer and Director. Attorney and Chemical Engineer. For over five years Patent Counsel for The Hintkote Company, until December 31, 1961. From 1943 to 1946, an attorney on the staff of Gulf Oil Corporation.

NATHAN M. SHIPPET, Greenwich, Connecticut—Chairman of the Board and Director, From May, 1962 to date. Chairman or the Board and from June, 1959 to May, 1962, President of Inpuk Systems, Inc. From 1953 to June, 1959, national representative in New York few Ohlo Boxhoard Company, From 1940 through 1948, associated with The Chane National Bank of the City of New

JOHN W. LITTLE, 11, New York, N. Y.—Vice President and Director. For more than the last five years (until November 15, 1962) Advertising Director of Wellington Sears Company, sales subsidiary of West Point Manufacturing Company. Entire business career devoted to the field of marketing.

FRANK S. LARSON, Greenwich, Connecticut—Director. For more than the last five years Treasurer of Avoc Corporation.

JOHN O. NEIKIRK, Riverside, Connecticut—Director. For more than the last five years Vice President of Wellington Sears Company, sales subsidiary of West Point Manufacturing Company.

CHARTES J. KUSHELL, JR., Chicago, Illinois—Director. For more than the last five years, Vice President of Montgomery Ward & Co., incorporated.

No officer or director of the Company received compensation of as much as \$30,000 during 1962. The aggregate compensation paid to officers and directors as a group was \$25,410 in 1962, and it is estimated will be \$48,000 in 1963.

As of September 15, 1963, the only persons holding of record, or known to the Company to own beneficially, more than 10% of the 102,500 outstanding shares of its Common Stock, its only class of voting securities, were as follows:

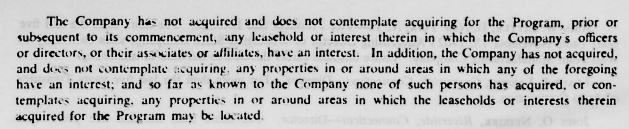
Name	Type of Ownership	Shares Owned	Class	
Edward J. Willey	Beneficially and of record	15,000	14.6	
Frances B. Willey	Beneficially and of record	15,000	14.6	
Nathan M. Shipper	Beneficially and of record	30,000	29.2	
John W. Little, 11	Beneficially and of record	17,500	17.0	

The officers and directors of the Company, as a group, beneficially owned in the aggregate as of stud date 73,500 shares, or 72%, of such stock

# INTERESTS OF MANAGEMENT AND OTHERS IN CERTAIN TRANSACTIONS

Mr. T. B. Pickens, Jr., of Amanillo, Texas, President and a substantial stockholder of Petroleum Exploration, Inc. and Altair Oil & Gas Company, owns 5,000 shares of the Company's 102,500 outstanding shares of Common Stock. Mr. I awton L. Clark, of Amarillo, Texas, Vice President and a substantial stockholder of Petroleum Exploration, Inc. and Altair Oil & Gas Company, owns 4,000 shares of the Company's Common Stock. Messrs. Edward J. Willey and Nathan M. Shippec. officers and directors of the Company, each have an option to acquire treasury shares of the Common Stock of Petroleum Exploration, Inc. equal to 19270 of as outstaming shares of such stock.

As set forth under the heading "General Program Policies" on page 6 of this Prospectus, the Company has acquired interests in leases from Petroleum Exploration, Inc. and Altair Oll & Gas Company for prior programs, and said companies have acted as third party operator with respect to lease interests acquired for such programs. It is anticipated that similar arrangements may be entered into with either or both of said companies, with respect to some of the leasehold interests acquired for the Fund. These companies may realize substantial profits as the remit of their transactions with the Company.



Messrs. Willey and Shippee have each advanced \$5,000 to the Company and said advances are presently outstanding obligations of the Company (see the Balance Sheet on page 19 of this Prospectus). The Company has issued to each of said persons a promissory note in the principal amount of \$5,000 payable on demand and bearing interest at the rate of 5% per annum.

The officers and directors of the Company have themselves subscribed to the previous programs of the Company in the following total amounts:

Nathan M. Shippee	\$65,000
Edward J. Willey	30,000
John W. Little, II	45,000
Frank S. Larson	55,000
John O. Neikirk	10,000
Charles J. Kushell, Jr.	40,000

In addition, the Company itself subscribed the amount of \$50,000 to the 1962 Drilling Fund.

# LITIGATION

There are no material pending legal proceedings to which the Company is a party. The Company knows of no contemplated proceeding by governmental authorities against it or its properties.

# LEGAL OPINION

Mudge, Stern. Buldwin & Todd. 20 Broad Street, New York 5, N. Y, are passing upon the legality of the Fund Units offered hereby for the Company.

# EXPERTS

The balance sheet of the Company as of June 30, 1963, and notes thereto, in this Prospectus has been so included by the Company in reliance upon the report of Allen, Cassidy & Co., independent public accountants, a copy of which is set forth herein, and upon the authority of said firm as experts in auditing and accounting. The statements of law and legal conclusions set forth under the heading. United States Income Taxation above have been so included in reliance upon the opinion of the firm of Mudge, Stern, Baldwin & Todd, and those set forth under the heading "Canadian Income Taxation" above have been so included in reliance upon the opinion of the firm of Allen, MacKimmle, Matthews, Wood, Phillips & Smith, and in each case upon the authority of said respective firms as experts.

## THE PRUDENTIAL OIL CORPORATION

BALANCE SHEET
As at June 30, 1963

## ASSETS

WILLIAM TO THE THE THE THEORY OF THE SHARE STREET WAS AND THE THE THEORY OF THE THE THEORY OF THE TH		
CURRENT ASSETS		
Cash	\$17,940.40	
Accounts Receivable		
TOTAL CURRENT ASSETS	Marian Marian	\$25,063.3
FIXED ASSETS		
Furniture, Fixtures and Equipment	8,247.66	
Less: Accumulated Depreciation	2,913.17	
TOTAL FIXED ASSETS	The same of the sa	5.334.49
Investment in 1962 Drilling Fund		
Cost	50,000.00	
Less: Principal Recovered in 1962 Charged Against Income	6,491.85	43,508.13
DEFERRED CHARGES	stroeps.	329.40
RESERVES—NOTE C		1.00
TOTAL ASSETS	pillish aldignari	\$74.236.31
		- 70VI W
LIABILITIES AND CAPITAL		
CURRENT LIARILITIES		
Note Payable—Bank—Current Portion	\$ 4,701.07	
Accounts Payable	5,416.63	
Note Payable—Chattel on Portion of Equipment	1,578.48	
Payroll Taxes Accrued	848.19	
TOTAL CURRENT LIABILITIES	manage :	\$12,544.37
FRES RECEIVED IN ADVANCE		18.983.15
NOTES PAYABLE		
Officers-Note B	10.000.00	
Bank—\$14,103.20 Less Current Portion Above	9.402.13	19,402.13
CAPITAL	a Corporation o	O letinstary
Common Stock, No Par Value		
Authorized 105,000 Shares		
	10 750 00	
Issued 102,500 Shares	16./30.(8)	
Issued 102,500 Shares Farned Surplus	18,750.00 4,556.73	
	4,556.73	23,306.73

## THE PRUDENTIAL OIL CORPORATION

## NOTES TO BALANCE SHEET

June 30, 1963

NOTE A—Funds of the participant-principals are received and disbursed by the State National Bank of Connecticut under a custodian agreement. Except for the Company's fees as agent for participant-principals, and except for its investment in the 1962 Drilling Fund, none of the transactions of the drilling funds, and none of the assets or liabilities, have been included in the statements of the company, as they represent transactions and funds of the participant-principals.

NOTE B-Loans from officers are subordinated to all other debts of the company.

Note C—The company owns oil and gas reserves comprising %2 of the income after expenses in its 1961 Year End and its 1962 Drilling Funds and a %2 override in its 1960, 1961 and 1962 Year End and 1963 Drilling Funds. These Funds represent an investment to date of \$2,815,464.93, and no estimates can be made at this time to determine what future income may accrue to the company as a result of such investment.

Note D—The company has invested \$50,000.00 in the 1962 Drilling Fund, and in addition, under the terms of the fund agreement, is subject to a possible future assessment of \$5,000.00 in connection with this investment

Note E—No provision for Federal Income Tax has been made at June 30, 1963, because estimated write-offs of intangible drilling costs for tax purposes will offset the profit for the year ended June 30, 1963.

# REPORT OF INDEPENDENT PUBLIC ACCOUNTANTS

The Board of Directors
THE PRUDENTIAL OIL CORPORATION
Greenwich, Connecticut

We have examined the Balance Sheet of The Prudential Oil Corporation as of June 30, 1963. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances.

In our opinion, the accompanying balance sheet presents fairly the financial position of The Prudential Oil Corporation as of June 30, 1963, in conformity with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

ALLEN, CASSINY & Co.
Certified Public Accountants

Orcenwich, Connecticut August 2, 1963

20



# THE PRUDENTIAL BULLETIN

DIVERSIFIED DRILLING INVESTMENTS

PRUDENTIAL OIL CORPORATION . 21 West Putnam Ave., Greenwich, Conn.

J. W. LITTLE, IL Vice President

OVER 100 DRILLINGS — The Prudential Funds possed o milestone recently when the number of test wells they have drillod passed the 100 mark.

Beginning in 1960 with the first annual fund, Prudential parhistoents have drilled a tatal to date of 105 tests — 75 oil

wells, 13 gas werns end 17 dry holes.

1963 YEAR END FUND — As in prior years, we are offering (via our Prospectus which has been mailed to you'l a supplemental YEAR END FUND for 1963. The YEAR END FUND consets of on overing of 200 units of \$5000 each.

The YEAR END FUND will be drilled during the last quarter of

1963 and the intangible drilling costs — estimated at \$3,750. per \$5,000, unit are deductible from your taxable income. It is expected that the YEAR END FUND will be open for subscription until October 10. This Fund plans to participate in drilling a series of about 16 gas and ail prospects both in the U.S. and in Western Canada

This program will be operated by Petroleum Exploration, Inc. of Amorita, Texas and Altoir Oil and Gas Co., of Colgary,



T. B. PICKENS

Alberta. Mr. T. Boone Pickens, whom many of aur participonts have met in Amorillo and in New York, is President of both operating componies. The 1963 YEAR END dilling program will be the seventh fund offered by the Prudential Oil Corporation. As in the post, each participant will receive a complete tax state-

ment from the fund's auditors. Price Waterhouse & Co., in March 1964, to include with his 1963 Federal Income Tax return.

TAX AND COST CHART — There follows a chart showing the net cost of a \$5000. Prudential YEAR END FUND unit for persons in various tax brackets. Ifiling joint return 1.

Taxoble Income	Are upo	Cost of Drilling	Estimated Tax Dedution	Net Cast of \$5,000
deductions)	Bracket	Unit	53 750 = Bracket1	Unit
\$ 40,000	52%	\$5,000	\$1,950	\$3,050
\$ 52,000	59%	\$5,000	\$2,212	\$2,787
\$ 64,000	62%	\$5,000	\$2,325	\$2,675
\$ 88.000	69%	\$5,000	\$2,587	\$2,412
\$100,000	72%	\$5,000	\$2,700	\$2,300
\$120,000	75%	\$5,000	\$2,812	\$2,182
\$140,000	78%	\$5,000	\$2,425	\$2,075
\$200,000	87%	\$5,000	\$3,262	\$1,737
\$400,000	90%	\$5,000	\$3,375	\$1.625

September, 1963



CHARLES J. KUSHELL

NEW BOARD MEMBER - Charles J. Kushell, Jr., Vice President, Montgomery Word & Co., Chicago. was elected a Director of the Prudential Oil Corporation at its July meeting. Mr. Kushell brings to the Prudential board a long and distinguished career in corporate finance.

FROM THE PRESS — The following article is reprinted from the Greenwich, Conn. TIME on August 20, 1963.

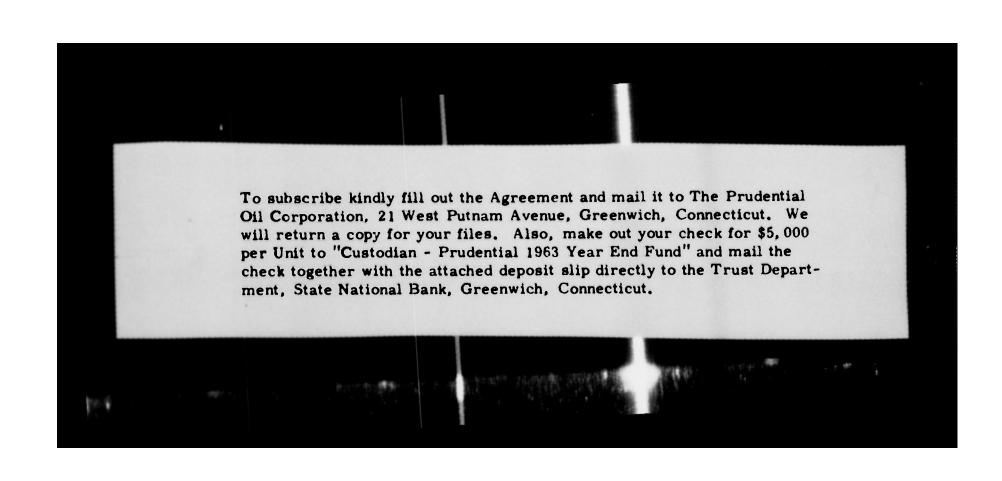
PRUDENTIAL OIL CORP. BRINGS IN LARGE WELL A large gas well with an official potential of 27,000,000 cubic feet of gas per day on open flow has been brought in by Altoir Oil and Gos Co. of Colgary, Canada for Prudential Oil Corp.

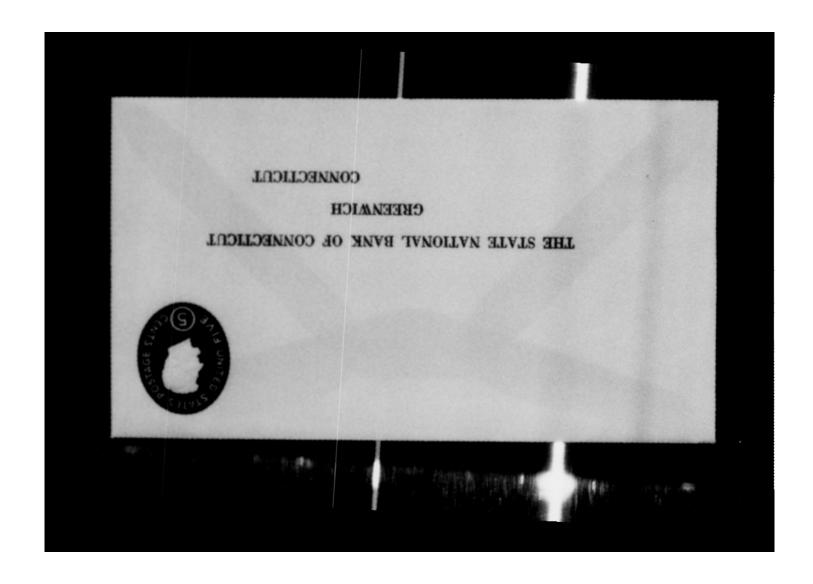
The lorgest gas well in Prudential's history, this well is located in northeast British Columbia in Canada.

The gas sand was located at 3,800 feet on a lease of 2,100 ocres. Two additional wells will be drilled on the site for

The well is located about 25 miles north of Fort St. John, close by the gas line of the West Coast Gas Transmission Co.

This report is submitted for the general information of the puricipants of the FUND. It is not authorized for distribution to prospective participants in any FUND unless proceed or accompanied by an effective Prospectus which includes information regarding the FUND's phiestives and pulicies, experience of its management, marketability at product, tales charges, and other information.





sı	TRUST DEPT.	
	CUSTODIAN - PRUDE	NTIAL
	1963 Year End Fu	nd
Particip	ant	
Particip	ALIK	
PLEA	SE LIST EACH CHECK S	SEPARATELY
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	CHECKS	2000
		CHICAGO .
		1000
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		1000
		ACTOR
	TOTAL S	

## AGREEMENT

### PRUDENTIAL OIL 1963 YEAR END DRILLING FUND

The Prudential Oil 1963 Year End Drilling Fund, herein referred to as the "Fund", is made up of the participations of a number of persons, each of whom will have entered into an agreement identical with this Agreement.

#### I. PURPOSE OF FUND

The purpose of the Fund is to provide a means whereby the undersigned, herein referred to as "Principal", may engage in, and spread his participation in the Fund over, a number of oil and gas drilling ventures, and for the administration, supervision and accounting for Principal's expenditures and income. The Prudential Oil Corporation, a Connecticut corporation, herem referred to as "Agent", will act as agent for Principal in the acquisition, testing, development and operation of oil and gas leases or leasehold interests within the continental limits of the United States and or Canada, and will administer, supervise and account to Principal for his investment, leasehold interest and income, as herein provided (herein called the "drilling program"). In the case of oil and gas leases or leasehold interests located in Canada the activities of the drilling program may be carried out directly or indirectly through or by means of a subsidiary corporation of the Agent, a trustee, an agent or by contract, to the extent and m such manner as the Agent shall deem desirable, but the Agent shall take all steps in its judgment reasonably necessary or desirable for the protection of the interests of Principal.

## II. SUBSCRIPTIONS TO FUND

Subscriptions to the Fund shall be in Fund units of \$5,000 each, payable in full to the Custodian upon execution of this Agreement by Principal. The minimum subscription shall be one Fund unit.

## III. CUSTODIAN OF FUND

Check in payment of the subscription shall be made out to "Custodian, Prudential Oil 1963 Year Find Drillina Fund" and sent to The State National Bank of Connecticut, at Greenwich, Connecticut.

Under an agreement with Agent, The State National Bank of Connecticut will act as Custodian of the Fund.

The Custodian will receive and hold for the account of the participants all subscriptions and assessments and the proceeds from sales of oil and gas production sold as herein provided for the individual accounts of the participants; will pay all bills approved by Agent for expenditures incurred, including Agent's compensation for services, appropriately charging Principal's funds with his pro rata share thereof; will return to Principal, after completion of all wells contemplated to be drilled hereunder or upon termination of this Agreement as herein provided, any unexpended and uncommitted balance of his subscription and assessments; and will periodically disburse to Principal the net proceeds from the sale of his share of oil and gas production so sold for his account.

# IV. TERM OF AGREEMENT

The drilling program will commence at a time to be determined by Prudemial after Fund units aggregating at least \$100,000 have been subscribed. Unless Fund units aggregating at least \$100,000 are subscribed prior to December 1, 1963, Agent will terminate this Agreement pursuant to Article XVI. The program may commence prior to December 1.

Whether or not the drilling program shall have commenced, this Agreement may be terminated at the will of either party hereto as provided in Article XVI. Unless so terminated, it shall continue in effect antil its purposes have been fulfilled.

# V. EXPENDITURE OF FUNDS

Agent shall give Principal ten (10) days notice in writing in provided in Article XII of all proposed oil or gas drilling sensures, giving a description of the venture, the name of the proposed operator, the estimated

amount of the proposed expenditure, the interest of Principal in the proposed venture, and such other pertinent data as may be available.

Principal shall have the right to decline to participate in any such drilling venture by written notice to Agent of his desire not to participate therein as provided in Article XII and, in that event, Principal shall not be liable, and his funds shall not be charged, for any of the costs of such drilling venture. However, Agent shall not have such right of declination as to any such proposed venture with respect to any Fund units which it may own.

Principal's funds may be expended to pay his proportionate share of the costs incurred, with respect to any drilling venture in which he participates, for leasehold costs; delay rentals; geological, geophysical and other scientific services; drillings and completions; testing; plugging and abandoning dry holes; dryhole and bottomhole contributions; operating; and any and all other expenses incurred in connection with such drilling venture. All such expenditures will be charged against Principal's funds in the ratio of his subscription to the total subscriptions of all participants participating in the drilling venture. Principal's funds also may be expended to pay the expenses incurred in connection with the public offering of the Fund units and registration thereof with such governmental agencies or bodies as may be required by law (excluding, however, any commission to salesmen or underwriters in connection with the sale of the Fund units); insurance against liability; the Company's compensation payable from subscriptions and other payments by Principal to the Fund; and the expenses, including auditing, legal and other overhead expenses, necessarily incurred by Agent in managing the drilling program and administering the Fund; all such expenses to be charged against Principal's funds in the ratio of his subscription to the total subscriptions of all participants.

Agent shall maintain records and accounts of all Fund operations and expenditures and will furnish to Principal annual statements certified by an independent accountant with all income tax information necessary for his reporting on a calendar year basis.

## VI. COMPLETION COSTS

Completion costs ordinarily will be a Fund expenditure. However there may be completion costs, including the costs of necessary additional equipment, such as storage facilities, pipes, separators, etc., requiring expenditures in excess of the Fund and, in that event, Principal may be assessed, up to but not in excess of an additional \$1,000 per Fund unit, for his pro rata share thereof, in the ratio of his investment to the total investment of all participants in the well or wells as to which such completion costs are incurred.

Such assessments shall be due and payable, and shall be deposited with the Custodian, by Principal within ten (10) calendar days after written request therefor by Agent. In the event Principal fails so to pay any such assessment. Agent, in addition to its right to terminate this Agreement as provided in Article XVI hereof, may, if it so elects, either (a) charge Principal's pro rata share thereof against any funds belonging or payable to Principal hereunder or (b) advance the amount thereof on Principal's behalf, and Principal shall pay interest, at the rate of six per cent (6%) per annum, thereon until such advances are paid. Agent shall have a lien to secure such advances, interest and Agent's compensation hereunder with respect to the amount of such assessments against any and all property and funds then or thereafter belonging or payable to Principal hereunder and, notwithstanding any provision berein to the contrary, Agent shall not be obliged to take any actions which in its opinion might impair its such security.

# VII. PROPERTY INTERESTS

Principal shall own an undivided interest in each oil and gas leasehold interest acquired for the Fund in the ratio of Principal's funds spent for such leasehold interest to the total amount spent by the Fund therefor.

Agent (subject to the provisions as to leasehold interests in Canada set forth in Article 1 hereof) shall hold title to all such leasehold interests and other property acquired for participants bereunder as nominee for each participant in the Fund as his respective interests appear, but shall deliver to Principal an assignment of bin andivided interest in such interests and property within durty (30) calendar days after receipt by Agent of written demand therefor.

#### VIII. OPERATING AGREEMENTS

Upon or prior to completion of the first producing oil or gas well on any leasehold, Agent shall negotiate with a third party an operating agreement for the operation of the leasehold (or, if it shall then have established operating facilities of its own, may itself operate such leasehold) upon terms and conditions, including compensation to the operator, usual and appropriate for the area and the circumstances.

The right of Principal to take his share of production in kind or separately to arrange for its sale shall be preserved in each such operating agreement, except to the extent that the right to purchase production may have been reserved to a predecessor in title either to himself or to others. Subject to the provisions of Article X, Principal reserves the right to direct the sale of his share of production and to execute contracts for the sale thereof or to authorize their execution on his behalf by Agent or others; and Agent shall advise Principal in writing as provided in Article XII of offers for purchase of production for the exercise of Principal's own business discretion with respect thereto.

In the event of conflict between this Agreement and the provisions of any such operating agreement, Principal and Agent as between themselves shall be governed by the provisions of this Agreement.

#### IX. NONCONSENT WELLS

In the event a majority in working interest in any operating property in which Principal owns an undivided interest hereunder determine, whether during 1963 or at any time subsequent thereto, to undertake any proposed drilling venture thereon, as to which Principal either (a) has advised Agent in writing, as provided in Article XII, that he does not desire to participate in such venture, or (b) if Principal's pro rata share of the estimated costs of such proposed drilling venture is in excess of the then unexpended and uncommitted amount of his subscription and he has failed to pay to the Custodian, within ten (10) calendar days after Agent shall have requested payment thereof, his pro rata share of such estimated costs, then, and in either such event, Principal hereby authorizes the assignment, for the benefit of the other participants in the Fund participating in such venture, of his interest in the nonproductive acreage of the operating property on which such drilling venture is to be undertaken and, if title thereto has been conveyed to Principal, agrees to execute and deliver to Agent an assignment thereof, reserving to Principal only that number of acres necessary to conform to the spacing pattern then in effect for his interest in productive wells thereon.

# X. POWER OF ATTORNEY

Principal hereby appoints Agent his true and lawful attorney-in-fact with full power and authority, said power and authority, however, being terminable at will by written notice by either party hereto:

- 1. To execute such instruments and agreements, to do such acts, and to employ such persons and services as are reasonably necessary to acquire oil and gas leases and leasehold interests covering lands within the continental limits of the United States and/or Canada, to test (including testing by "farm-out" and by dryhole and hottoathole contributions), develop and operate such leases and leasehold interests, and to pay and collect such funds as Principal may become obligated to pay or entitled to collect in connection therewith,
- 2. To execute division orders and transfer orders necessary to the sale of production, provided, however, that such contracts for the sale of production shall be for such reasonable periods of time as are consistent with the minimum needs of the industry under the circumstances, but not to exceed one (1) year, and further provided, that Principal reserves the right to revoke this power at will with respect to all leases collectively or any lease individually.

Agent will not, in the exercise of said power of attorney, commit Principal's funds, sell or otherwise discording of his property rights or innerests (except as provided by paragraph 2 above), or undertake any with his interests hereunder, without his consent or authorization obtained Article XII



- 1. Agent shall receive six per cent (6%) of Principal's subscription, and all other monies, including assessments, payable by him hereunder, expended on behalf of Principal for any of the purposes referred to in Article V hereof. Such compensation may be considered earned and may be collected by Agent as such monies are deposited with the Custodian or, in the case of any such assessments, when due and payable; subject to appropriate adjustment for any unexpended and uncommitted funds subsequently returned to Principal.
- 2. Agent shall receive at the pipeline out of Principal's undivided interest in every oil and gas leasehold an overriding royalty interest which shall bear the same relationship to 3/32 of all oil, gas and casinghead gas produced and saved from the leasehold as Principal's working interest bears to the total working interest therein.

#### XII. COMMUNICATIONS

All communications under this Agreement shall be sent to the party hereto for whom intended at the address shown at the end of this Agreement, or at such other address within the continental limits of the United States as shall have been designated in writing by such party to the other party.

All communications by Agent shall be deemed to have been made and given by Agent to Principal upon the deposit of the same in the United States mails in a postpaid envelope addressed to Principal as aforesaid, or upon delivery of the same to a telegraph company for immediate transmission. Unless Agent shall have received written advice otherwise from Principal within such number of days from the making and giving of such communication as is provided in this Agreement or, if no stated time is provided herein, within twenty (20) calendar days from such making and giving of such communication, Principal's authorization of Agent to act for him in accordance with the communication with respect to all matters proposed or submitted therein shall be conclusively inferred.

## XIII. ELECTION AS TO TAXATION

Election is hereby made by the parties to this Agreement to be excluded from the provisions of subchapter K of Chapter 1 of the Internal Revenue Code of 1954 dealing with the taxation of partnerships, and Agent shall execute and file such instruments and statements as may be required by reason hereof.

# XIV. INSURANCE AND INDEMNIFICATION OF AGENT

Agent and or such third party operator or operators will procure and maintain such insurance as is available and as Agent in the exercise of its best judgment deems to be warranted by the activities to be engaged in hereunder, such insurance to include Public Liability and Automotive Liability, each covering bodily injury, death and property damage, and Workmen's Compensation and Employer's Liability insurance, as protection against liability for loss and damage which may be occasioned by such activities. Agent shall furnish to Principal summaries of insurance in force upon his request.

Agent will exercise its best judgment in the conduct of all matters arising under this Agreement and shall not be liable to Principal for any loss or damage which may occur despite the good faith exercise of its best judgment; and Principal shall indemnify Agent against any such liability for loss and damage in the ratio of his total investment in the drilling venture in respect of which such liability arises to the total investment of all Fund participants therein.

# XV. ASSIGNMENT

This Agreement, and Principal's rights and henefits hereunder, may be assigned and transferred by Principal but only so that the rights and benefits with respect to each Fund unit shall he assigned and transferred to only one person, except in the case of a hushand and wife as joint owners.

No assignment or transfer of his undivided interest, or any part thereof, in any leasehold interest or other property acquired for participants hereunder shall be made by Principal unless, he that case of an operating property, the same shall cover the whole or a fractional percentage of his andivided interest in the entire

such operating property, whether or not aggregated; nor unless any such assignment or transfer shall be effective as of the first day of a calendar month. No such assignment or transfer shall entitle the transferee to any of Principal's rights and benefits under this Agreement.

No assignment or transfer, whether of Principal's rights and benefits under this Agreement or of any such undivided interest, shall be effective until written notice thereof shall have been delivered to Agent.

## XVL TERMINATION

This Agreement shall be terminable at the will of either party hereto by written notice given as provided in Article XII.

Upon termination of the Agreement, and at the request of Principal therefor;

- 1. The Custodian shall return to Principal all his funds then held by it which have not then been expended or committed pursuant to the terms of this Agreement.
- 2. Agent shall deliver or cause to be delivered to Principal an assignment of his undivided interest in each and every oil and gas leasehold interest and other property held by Agent (or, in the case of leasehold interests in Canada, its designee) for Principal.

## XVII. GENERAL

Principal hereby acknowledges receipt of a Prospectus on the Fund dated

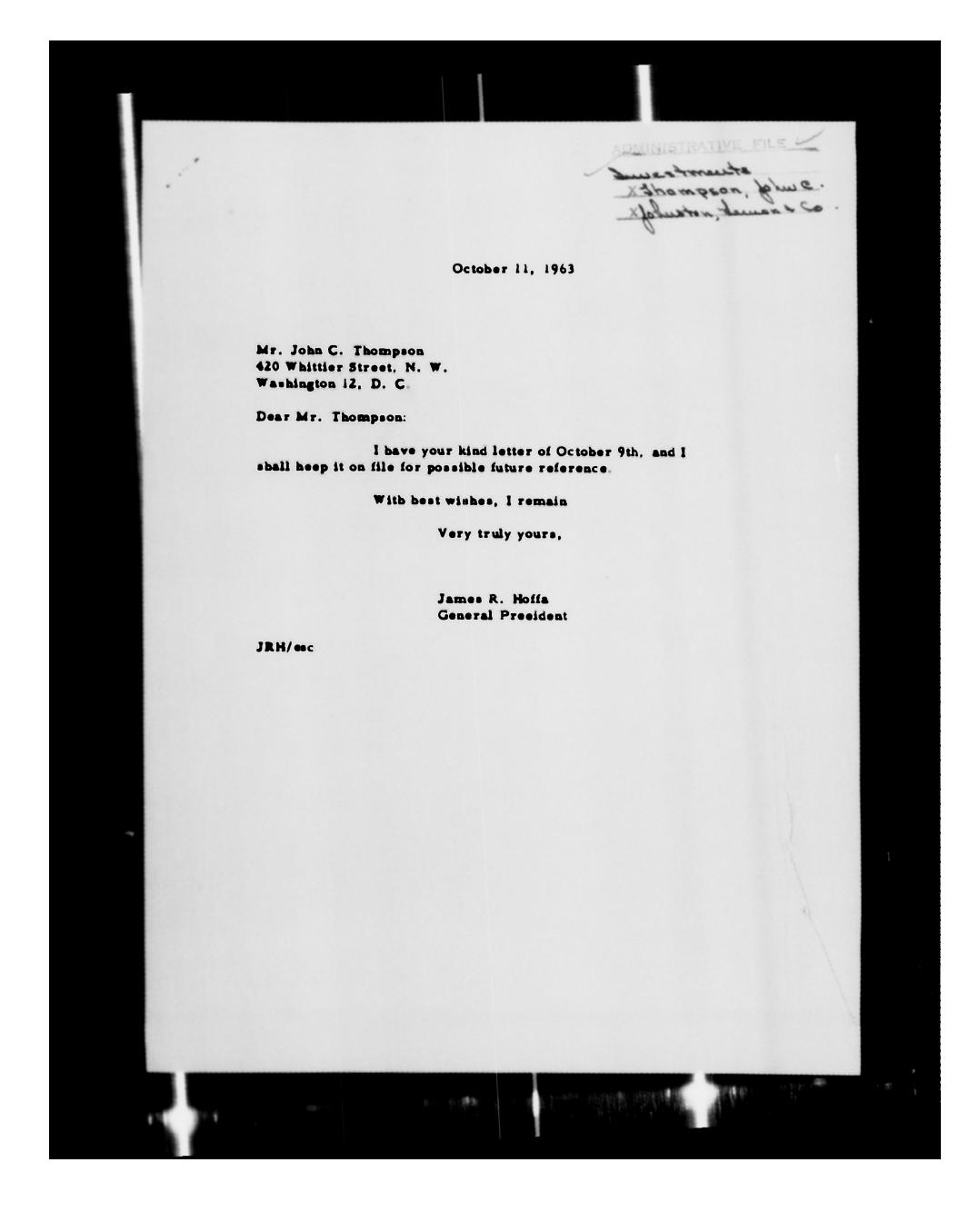
Number of Units

This Agreement shall be governed by and construed in accordance with the laws of Connecticut.

This Agreement and the rights, powers and duties set forth herem shall bind and enure to the benefit of the heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, including any joint-tenant with Principal.

Paid herewith \$

If spouse is joint tenant:	Signature of Principal
Spouse's name — Please Print	
	Principal's name — Please Print
	Principal's Address
Date of Execution by Principal	
	THE PRUDENTIAL OIL CORPORATION, 21 West Putnam Avenue Greenwich, Connecticut
Broker	Ву
	Authorized Officer



JOHNSTON, LEMON & Co.

Emp --- 1920

PHILADELPHIA-BALTIMORE-WASHINGTON STOCK EXCHANGE SOUTHERN BUILDING - WASHINGTON 5. D. C.

CARL M. LOEB. RHOADES & CO.

115 NORTH SAINT ASAPH STREET ALEXANDRIA, VIRGINIA

October 9, 1963

Mr. James R. Hoffa, President International Brotherhood of Teamsters 25 Louisiana Avenue, N.W. Washington, D.C.

My dear Mr. Hoffa:

The underaigned returned from eight years of service in Europe with the Department of Defense and the State Department about the time that Bobby Kennedy and the McClellan Committee were "after your scalp." I was so interested in the proceedings that I attended many sessions. On some occasions I was side-by-side you in the caucus room and was tempted to introduce myself and offer you my sympathy and best wishes.

I got an especial "kick" out of your method of addressing Mr. Kennedy as "Bobby." In view of his youth and his kiddish appearance, I thought your language was most appropriate. From that time until the preaent, I have found myself sympathizing with you as the Government relentlessly pursues the "anti-Hoffa policy." Furthermore, I find myself in the same political camp with you -pro-Republican and bitterly opposed to what we now have.

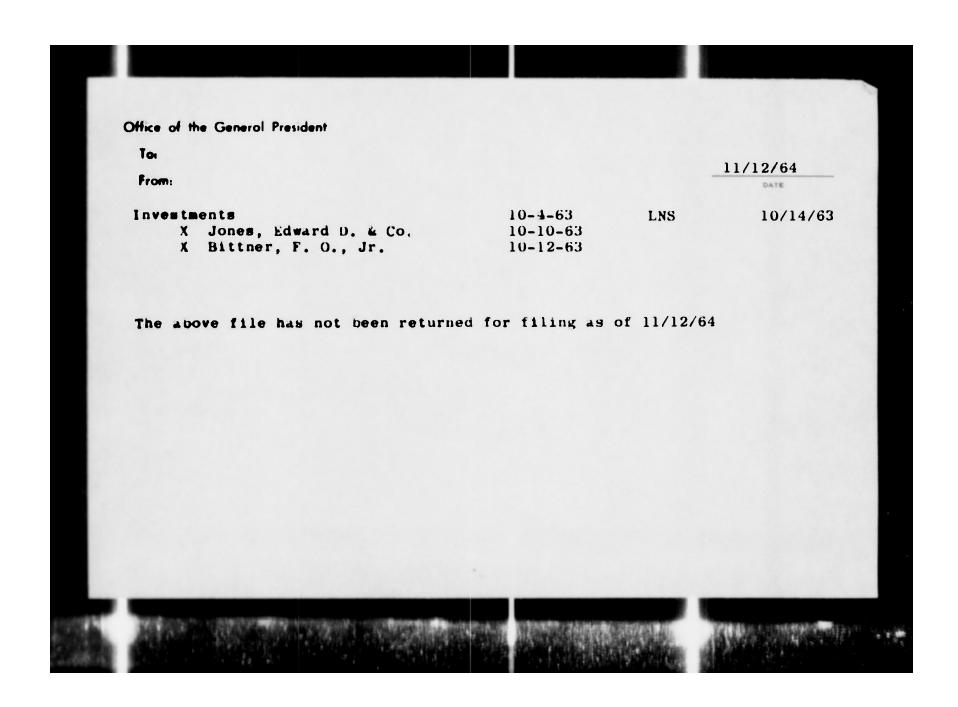
On October 2, I read the article in the Wall Street Journal entitled: "Financier Hoffa -- Teamsters' Fund Builds a Real Estate Empire But Methods Draw Fire." In reflecting upon that article, it occurred to me that since I am in the investment business, with a Doctor of Philosophy degree in Economics and Finance, I might be of real service to you in carrying out your financial objectives, either personally, or as President of the Teamsters' Union.

I should be glad to come to your office to discuss such a relationship with you at your convenience. For obvious reasons, perhaps I should give you my home address and telephone number: 420 Whittier St., N.W., Washington 12, D.C., Tel.: TA 9-8212.

Cordially your friend,

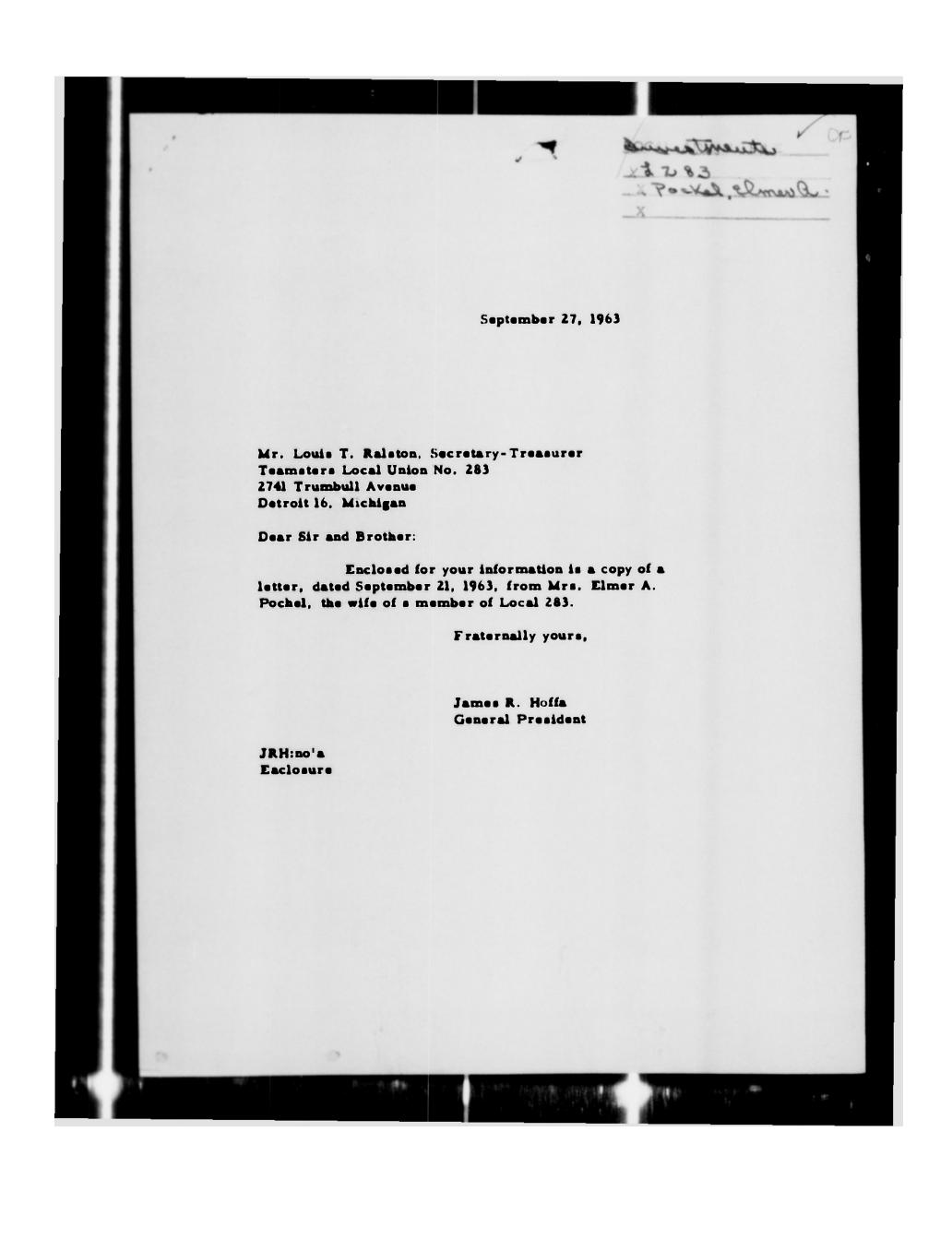
John C. Thompson, Ph.D.

JCT: a



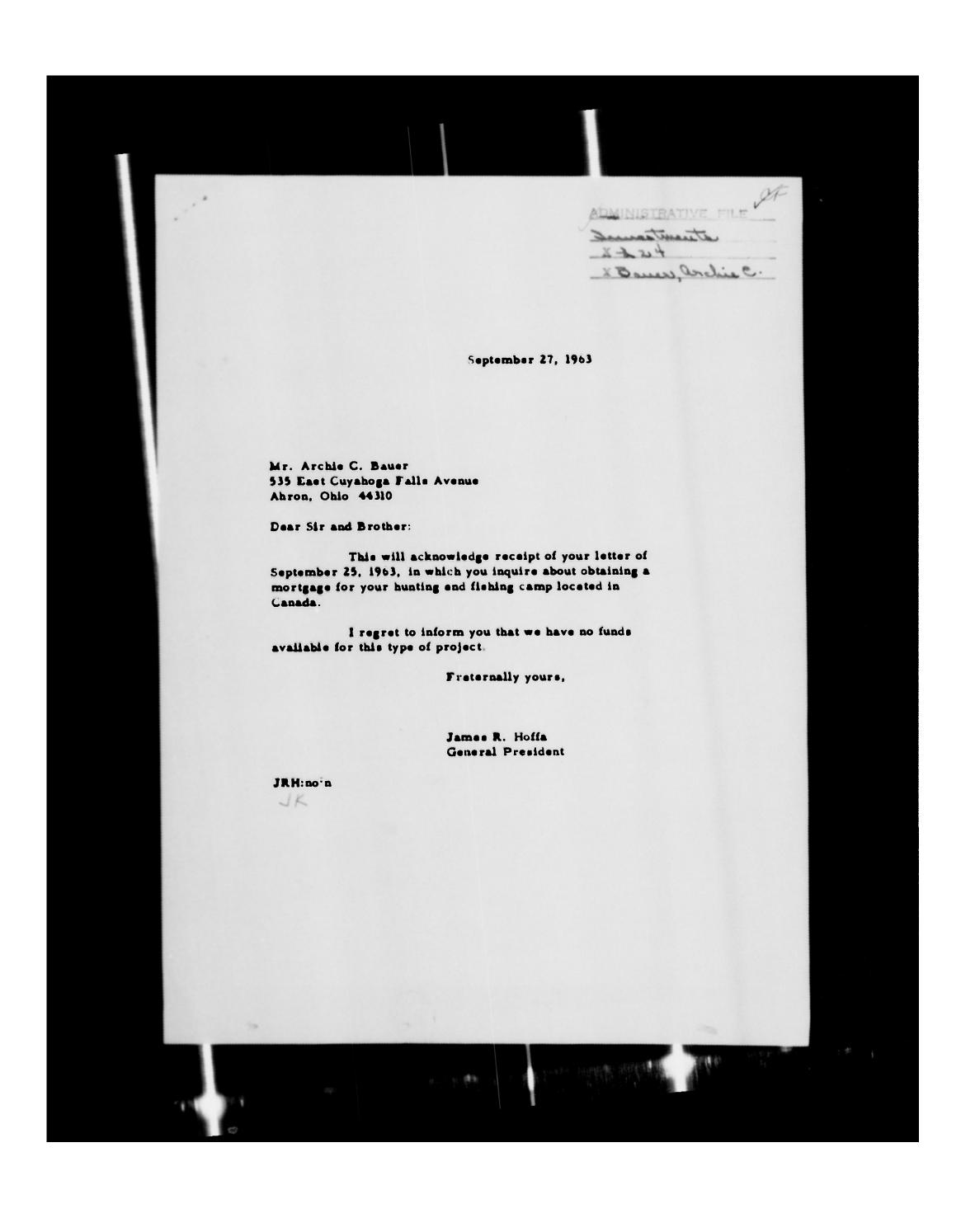
ALAMEDA TIMES-STAR THE MORNING NEWS P.O. BOX 447 P. O. BOX 5228 ALAMEDA. CALIFORNIA BAN LEANDRO, CALIFORNIA ABE KOFMAN PUBLISHER Common 3.1963 Mr. James R. Hoffa 25 Louisiana Americe. W.W. Washington, 1.3. ar "r. Ho sell, swampox x it me may, the this may be a very peculiar letter. i know you admit to being in a number of enterprises, and so I am suggesting that you could become interested in the purchase of several daily newspapers. The ones I refer to are the stove named news; apers. Frankly, again, I would consider selling, but it must be for cash, as I wish to put my estate in preser form, so this lets out prospective purchasers, for lack of eash. Sho 1! you be interested in looking into this. I can France to meet you at a convenient time, at some mutually place. I can tell you, we have just recognized the Times Star plant, with a new Ar wage Coss off set press, plus a new electronic printing plant for typesetting, than expensed almost \$ 750,000, The Times Star is housed in a large three story billing, we had at close to \$ ,000, a you can see we're not just small report. I am sure you I believe this is enough for a starter, and I trust the contents of this letter will have your confidence. Thank you. If you wish to contact me, please keep this confidential too. In closing, I will berry happy to remain with the mers, if wanted. Sincerely, alee Kobucay

A Francisco



Saturday Sept 21, 1963 Dear Mr. Hoffa, I know you are a very busy man but In writing to you because I feel you are always interested in your men and their "locals" no matter where they are. Here, in Saginaw Mich, my husband and I went into a business venture which didn't last very long. One of the main reasons being The large amount of money we put ento the building and 5 acre parking lot which is all stone surface. (we were in the auto auction tusines) now we are sitting here with The huge parking let and an 80' x 55 building with panelled office, kitchen or lunch room, etc. There is installed there, an extensive Public address system and it as a gas furnace It would make an ideal Ramster, lenion hall which could be rented out for weddings & parties as the

Sagrana mich. Mrs. Elmer G. Fished Oct G#3 Sneed Helen all things considered. and let us him what you think of their There around the aufully Buy lity of mellend ause to reach. auto auction; a ferfust start for June the MBI exist. The rune was the Die like It is broated on ITS just moth of been seineting the Juperty we you wished so we own another so There so also reme to expond if a really mer place without himy would be intucted in acquiring Lozal 283 and the mentioned the feet That they have no firether anywhere my hustend so a Damole seet UQU-010 does to its mes hill



Akron, Onio September 25, 1963

Mr. James R. Hoffa, Gen'l President International Union of Teamsters 25 Louisiana Ave N.W. Washington 1, D.C.

Dear Mr. do fa:

I am writing to you as a member of Local #24 and formerly of Local #348 of waic. I have been a member since 1936.

I have a Hunting and Fishing Camp in Canada, my Lodge was completely destroyed by fire in 1961 and I rebuilt it this spring. I was supposed to have had financing for it in Canada out when the Lodge was completed they would only finance \$5,000.00 whereas I need \$11,000.00. The camp consists of the Lodge fully equipped also seven (7) cabins which are also equipped for housekeeping. This camp is valued at between 25 and 30 thousand dollars.

I am wondering if it would be possible to get a mortgage thru the Teamsters Fund in the amount of \$11,000.00. To get the \$5,000.0 in Canada it cost me \$100.00 per thousand dollars borrowed plus 8% interest. In checking with the banks here in Akron I find it impossible to get a mortgage thru them as the property is located in Canada.

Lay i near from you at your earliest convenience.

Very truly yours

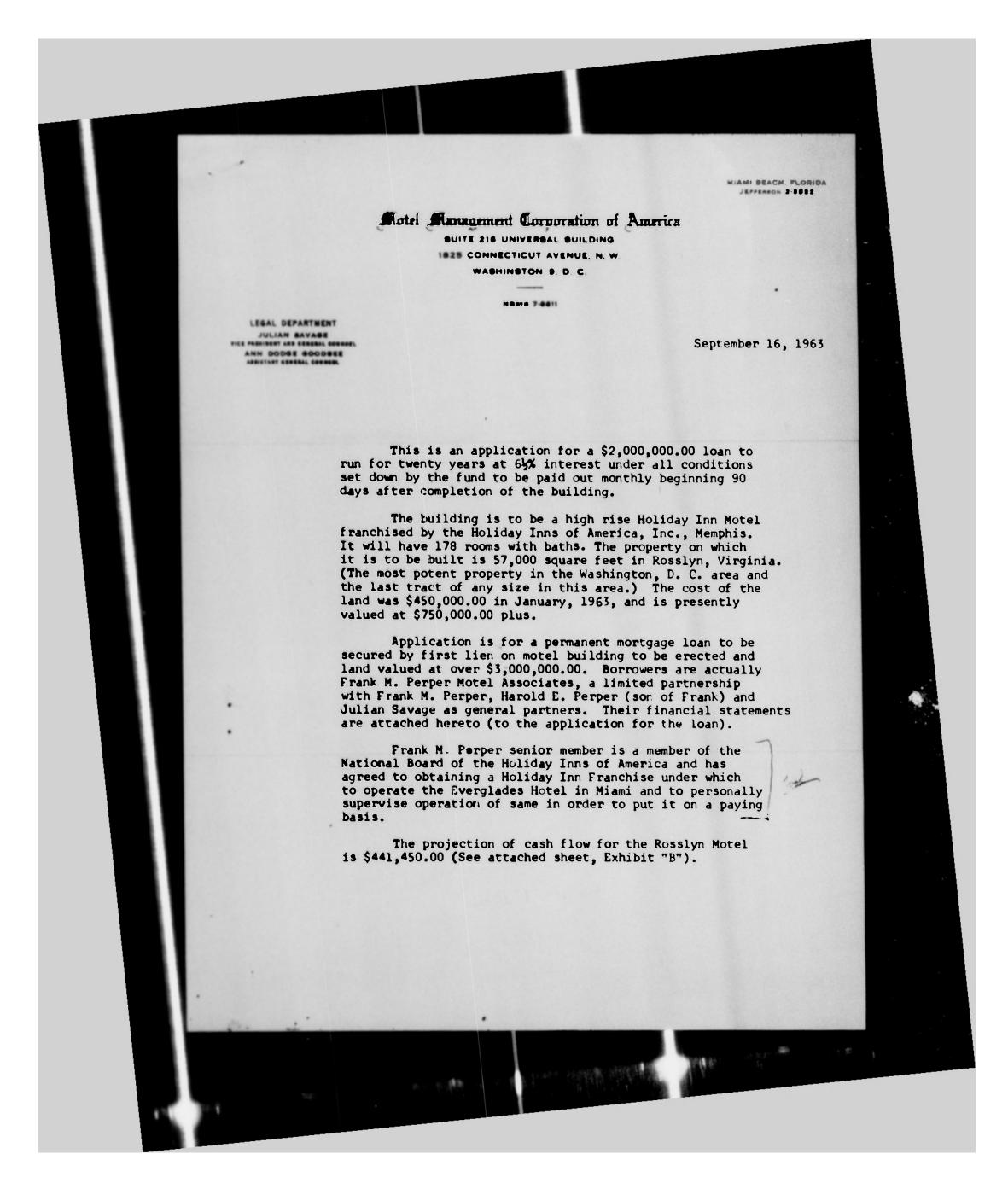
(77)

Archie C. Bauer

535 E. Cuyanoga Falls Avenue
Akron, Onio 44310

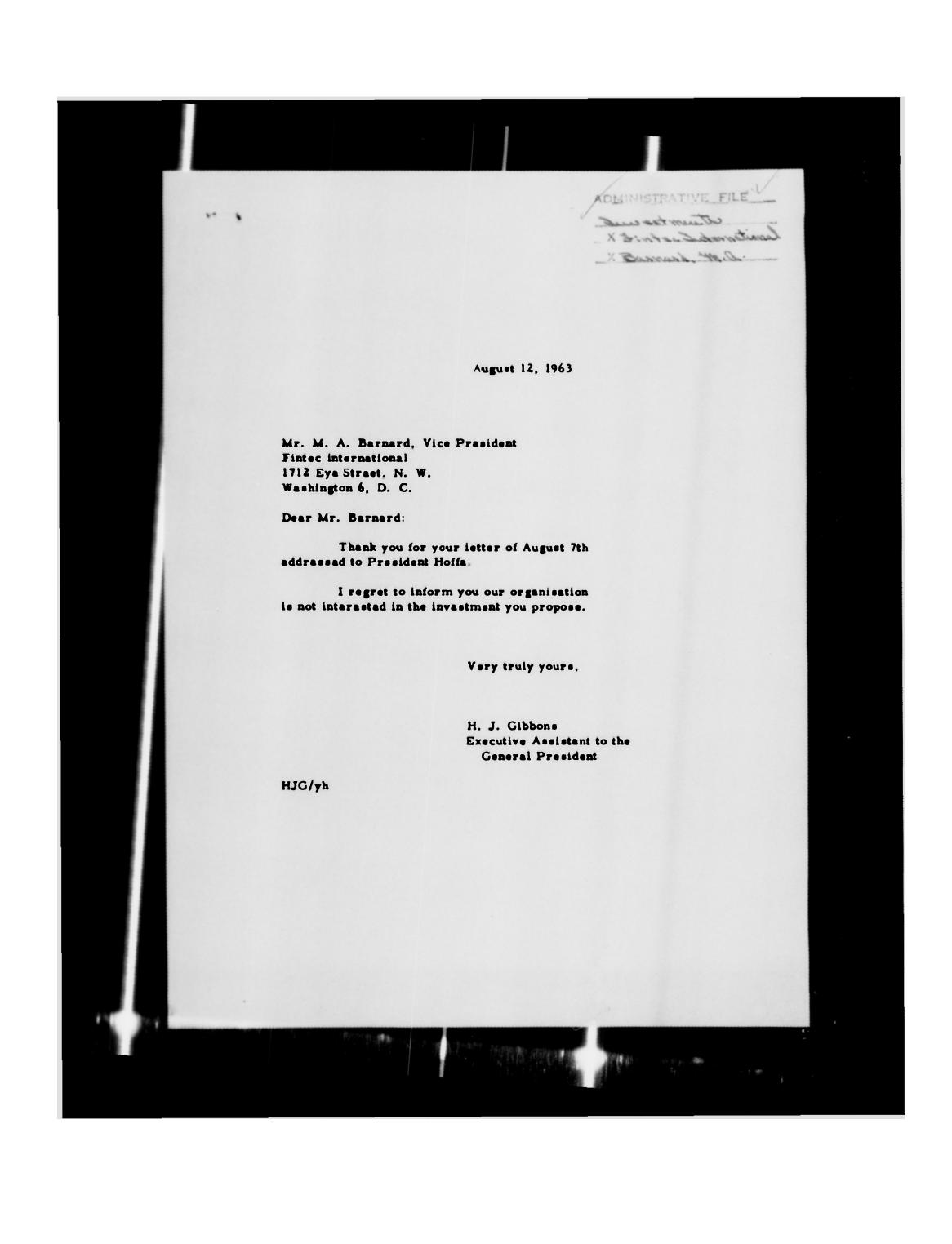
MIAMI BEACH FLORICA Motel Management Corporation of America SUITE 218 UNIVERSAL SUILDING 1828 CONNECTICUT AVENUE, N. W. WASHINGTON . D. C. LEGAL DEPARTMENT JULIAN BAYARE
THE PERSONS AND BOODER
AND DODGE GOODER
ASSISTENT SERVING CONTREL September 16, 1963 ADMINISTRATIVE FILE Mr. Sid Zagri 26 Louisiana Avenue, N. W. Washington 1, D. C. bear Sid: Enclosed herewith are the papers I showed you at lunch together with a summary of the project and Exhibit "B' which is a projection of the cash flow for the motel. I hope the summary is concise enough. At any rate I did enjoy meeting you and hope that I shall do so again in the near future. Cordially yours, MOTEL MANAGEMENT CORPORATION OF AMERICA Ann Dodge Coodbee Assistant General Counsel ADG: pb Enclosure P. S: You know of course how much I appreciate your interest.

ADG



APMINISTRATIVE FILE

\*\*\* John Ho & ptut August 22, 1963 Mr. Anthony Provenzano, Vice-Pres. International Brotherhood of Teamsters 707 Summit Avenue Union City, New Jersey Dear Sir and Brother: The attached request for a loan from the St. John the Baptist Rectory in Jersey City is self-explana-tory. This is being referred to your office for whatever consideration you may care to give to this matter. Fraternally yours, L. N. Steinberg Personal Representative to the General President LNS/mc Enclosure



Suite III0 / 1712 Eye Street, M. W. / Weshington & S. C.
298-6966 298-6967 CABLE: FINTEC

August 7, 1963

Mr. James R. Hoffa, President International Brotherhood of Teamaters 25 Lauisiana Avenue, N.W. Waahington 1, D. C.

Dear Mr. Hoffa:

I reepectfully request the opportunity to discuss with you and/or other officials of the Teamsters an investment situation which I believe to be of significant financial and operational magnitude for the Teamsters or one of its affiliated organizations.

The situation involves the acquisition or the financing of the acquisition of a substantiel foundry operation in the State of Alabama. Due to the age of the atockholder/management group and problema involved in a major reorganisation program, the company can be acquired at an extremely favorable price. The company has a capacity of approximately 40,000 tons of cast iran products par year; has an appraised value of roughly \$2,000,000; a book net worth of \$700,000; a tax loss carry forward position of approximately \$1,300,000; currently employs 125 paople and projects employment of 500-600. Due to the rather unique circumstances, the company can be acquired at less than \$500,000.

I would appraciate an appointment to discuss this situation with you in more detail at your sarliest convenience.

Thank you.

Very truly yours,

M.A. Bernard Vice President

mab/rt

"特情"的

Statles Hilton to tel August 2, 1963 Mr. Joseph T. DeSilve, Precident Washington Savings and Loan Association 6211 Hollywood Bouleverd et Argyle Hollywood 28, California Dear Joe: I have discussed the possibility of our Fund handling part of the Statler Hilton Hotel financing, and they have adviced me that it le impossible for us to participate at this time. Eaclosed I am returning the documents you sent me. Freternally yours, H. J. Gibbons Executive Assistant to the General President HJG/yk Enc.

Hashington SAVINGS ASSOCIATION

BOTLEVARD, AT ARGYLE HOLLYWOOD 26. CALIFORNIA

July 26, 1963

INTERNATION OF THE SECRETARY AND METERS OF THE SECRETARY AND SECRETARY A

Mr. Harold Gibbons, Executive Vice-President International Brotherhood of Teamsters 25 Louisiana Avenue, North West Washington 1, D. C.

Dear Harold:

Pollowing our telephone conversation of July 24, 1963, I have attained the attached information concerning Hilton Hotel operations and financial status, together with the financing plans on the New York Hilton Hotel.

- 1. A financial analysis and ten year profit and loss projection of the hotel's operation prepared by the Certified Public Accounting firm of Horwath & Horwath.
- 2. A copy of a supplementary letter written by Horwath & Horwath commenting on the future of the New York Statler Hilton Hotel.
- 3. A schedule detailing in part \$12,500,000 of the \$14,000,000 capital investment expended on this property by Hilton between 1956 and 1962.
- 4. The current biographical sketch of the Hilton Hotel Corporate organization.

It is my understanding that the Hilton people are interested in placing approximately \$5,000,000 of debentures with a pension fund. As we discussed, this might be a very beneficial financial arrangement for both parties. The terms of the debentures are outlined in Exhibit No. 3.

Mr. Harold Gibbons, Executive Vice-President International Brotherhood of Teamsters July 26, 1963

Page 2

You will note for the first five months of the year 1963 through May 1963, profit from the operation after real estate taxes and insurance amounts to approximately \$1,200,000, which, together with a projected figure for June, would amount to approximately \$1,400,000.

I have been informed that the New York and Chicago hotels, because of the major convention business in the Fall, generally rate more profit for the last six months of the year than the first.

In the case at hand, the Hilton people have indicated that based on merely doubling the profit, the total amount of money available for debt service and profit would amount to approximately \$2,800,000.

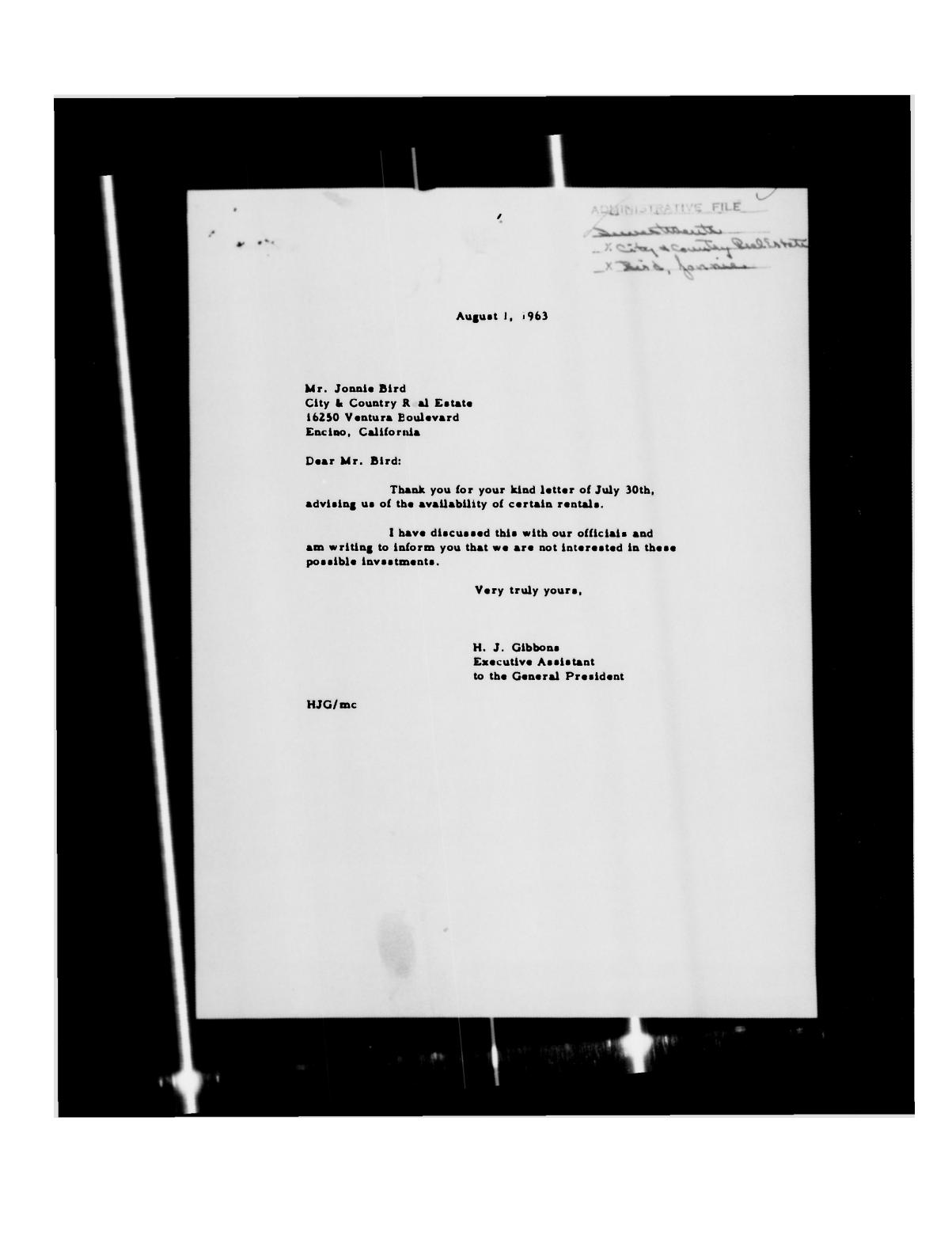
After you or your people have reviewed the enclosed material, please contact me if you have any further questions or if I can be of further service.

Sincerely yours,

WASHINGTON SAVINGS & LOAN ASSOCIATION

Joseph T. DeSilva, President

JTD:ng Encls.











STATE 9-5000

REAL ESTATE VENTURA BOULEVARD. ENCINO, CALIFORNIA

STATE 8-5000

July 30, 1963

International Brotherhood of Teamsters 25 Louisiana Avenue, N. W. Washington, D. C.

Gentlemen:

We have a 5,600-acre parcel of land on the Ventura Freeway that is offered for sale at \$25,000,000, or approximately \$4, 425 per acre. It is situated at Camarillo, California, which is midway between two major future developments -- Thousand Oaks and Oxnard. The property lies on both sides of the Freeway, with several miles of Freeway frontage.

Acreage that is inland from this point is presently selling at \$7,000 minimum, and of course the Freeway frontage is far more valuable. It is expected that land in this area will appreciate greatly within the next two years.

The owner is asking all cash, but would consider terms for two years, if desired, with no release of any portion until the entire amount is paid.

In addition to the above, we have several thousand acres of land in Malibu that is priced from \$1,000 to \$5,000 per acre. Sewers will be installed in this area within the next few months, and in due time will be installed all the way north to Oxnard, making this land very valuable. Many builders are acquiring property here to hold for future development. There is tremendous potential in this area for appreciation in values.

I would be pleased to hear from you if either of these investments would hold any interest for you.

Very truly yours,

Jonnie Bird

MANAGEMENT ADVISORS, INC.

420 UNCOUN ROAD - MIAMI BEACH, FLORIDA

MAILING ADDRESS: BO BOX 945 MIAMI BEACH 59, FIA.

July 24, 1965.

JEfferson 1-5556 JEfferson 8-4946



PLANT LOCATION AND LATOUT



SIMPLIFIED OFFICE SYSTEMS



MARKET MEMBARCH

lateranticani Brotherhood of Taumsters 25 Laulaiana Aveaue Hashington 1, D.C.

Seatlema:

We have anny clients who are in seed of funds for expension or roorganization of their businesses or for building or land development. There may be some of these that would fit into the ontegory as possible borrowers of Teamster funds.

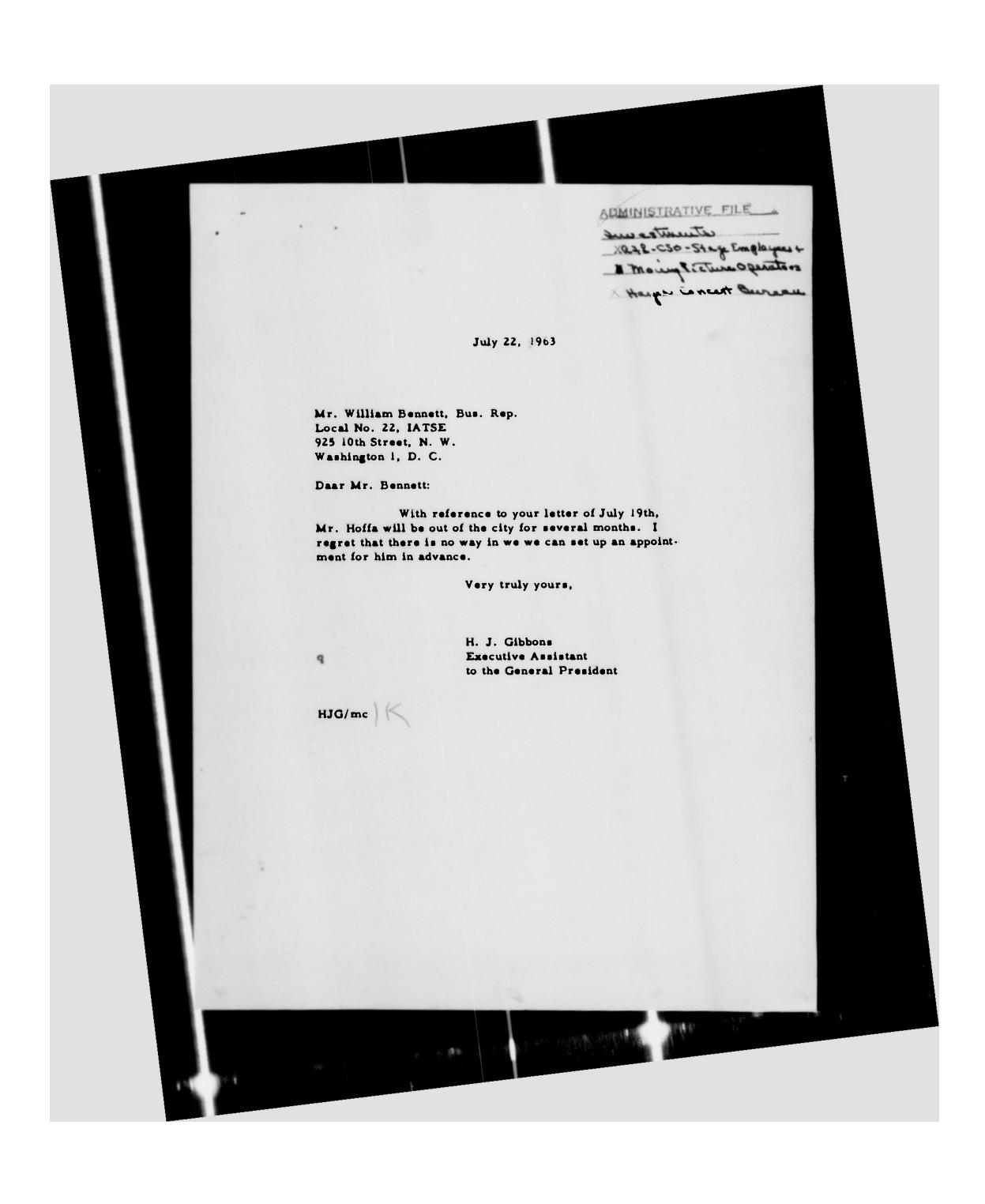
I would like to know if there is a representative of the Teamstere in the Minni area on whom I may call to present these situations. If not, please let me know what information you may need sed to show and where I may present this information on bohalf of my elients.

Thank you very such for whatever information and cooperation you may be able to give me at this time.

J. P. BLUESTEIN,
President.

JPB:t

COMPLETE INDUSTRIAL ENGINEERING



HOME PHONE 00. 7 0100 RE. 7 1100 DI 7-0100 NATIONAL THEATRE LUMBIA THEATRICAL PROTECTIVE UNION B.E. AND M.P.M.O. UNITED STATES AND CANADA 828 10TH STREET, M. W. THEATRIGAL BIASE EMPLOYEES WASHINGTON I. D. C. \_\_\_\_\_\_ IN LOCAL SE

> Mr. James R. Hoffa General President International Brotherhood of Teamsters 25 Louisiana Avenue, N. W. Washington 1, D. C.

Dear Sir and Brother:

Following a meeting with Mr. Lawrence N. Steinberg of your office, and upon his recommendation, I am writing to request a joint meeting between you, Mr. Patrick Hayes of the Hayes Concert Bureau end myself. Mr. Hayes will confirm this request by letter.

MHINGTON I, D. C., July 19,

\_\_\_19 63\_\_\_

The purpose of our meeting is to bring to your attention the possibility of a theatre in the Nation's Capital city for the extension and preservation of cultural entertainment. It is our hope that as a result of this preliminary maeting we may interest you and thereby secure the help of the International Brotherhood of Teamsters.

We both fully realize your very tight schedule and therefore are requesting only a brief interview at your convenience.

With every good wish, I am

Fraternally and sincerely,

William Bennett Business Representative Local #22 IATSE

WB/h

OFFICE PHONE RE. 7-0100 RE. 7-1160 DI. 7-0168 HOME PHONE NATIONAL THEATRE LUMBIA THEATRICAL PROTECTIVE UNION .S.E. AND M.P.M.D. UNITED STATES AND CANADA BUSINESS REPRESENTATIVE 925 IOTH STREET, N. W. THEATRICAL STAGE EN WASHINGTON I. D. C. 100 101 LOCAL 22 THEATRICAL STAGE EMPLOYEES ABHINGTON 1, D. C., July 19, 19 63 Mr. Lawrence N. Steinberg International Brotherhood of Teamsters 25 Louisiana Avenue, N. W. Washington 1, D. C. Dear Mr. Steinberg: May I take this opportunity to thank you for your courtesy on the occasion of my recent visit to your office, I sincerely appreciate your giving me so much time. As you have suggested, Mr. Patrick Hayes and I are writing to request an appointment with Mr. Hoffa. with every good wish, I am Fraternally and sincerely, William Bennett
Business Representative
Local #22 IATSE WB/h



11 EAST 48th STREET . NEW YORK 17 . MURRAY HILL 8-3171

July 19, 1963

International Brotherhood of Teamsters, Chauffeurs, Warehousemen& Helpers 25 Louisiana Ave. Washington 1, D. C.

Attention: Mr. James R. Hoffa

ADMINISTRATIVE FILE

ADMINISTRATIVE FILE

A Braws & hawis Co:

X Sha piro, Dansey

X Pinecrast da Ken Chul

X Handar Hall

Gentlemen:

You may be interested in two nationally famous resort hotels located in Central Florida for which we have just been appointed exclusive agents.

Both of these hotels have an 18 hols championship golf course on the premises and all resort facilities.

They are ideally suited for a union retirement and recreation hotel -- we offer either or both.

Enclosed is outline information on each hotsl. Inspection is at your convenience -- just call

Awaiting your instructions,

Sincerely,

DS:ckc Enc.

Dewey Stegseri

P. S. Am enclosing a brochure which will serve to introduce the office to you -- perhaps there are other ways we can be helpful.



Subject to correction of errors, emissions, change of price, prior sale or withdrawal without notice.

#### BRENER & LEWIS CO. . REAL ESTATE

11 EAST 48th STREET . NEW YORK 17 . MURRAY HILL 8-3171

## PINECRAST LAKES CLUB

Avon Park, Florida Location:

170 acres. Size:

Desc.:

Famous 108 room, 2 story hotel - Combination baths & showers - Recom Telephones - Health Club - Salons - Complete resort facilities - Swimming Pool - Restaurant - Cocktail Lounge - 18 hole championship golf course.

lst Mtge.: \$200,000.; 42% int. only; \$50,000 due 11/64; balance due 11/71. Mtges.:

1st Mtge.: (separate parcel)
\$60,000.; pay \$650 mo. int. & amort.; self-liquid.

2nd Nitge.: \$93,000.; 51% int.: amort. \$23,000 yr., till paid.

P.M.Mrge.: \$97,000.; to be negotiated.

(1961-1962) ..... \$413,000. Income:

Est. Profit:

\$650,000. - Cash required \$200,000. Price:

Information on income and expense will he furnished to serious purchaser. NOTE:

# LEWIS CO. . REAL ESTATE

11 EAST 48th STREET . NEW YORK 17 . MURRAY HILL 8-3171

### HARDER HALL

On Rex Beach Lake, Sebring, Florida. Location:

190 acres. Size:

Desc.:

Nationally famous 137 room luxury hotel
- 6 stories - Sprinklered fireproof
construction - Private baths & showers Wall to wall carpeting - Room telephones Sclarium & Health Club - Swimming Pool Restaurant & Cocktail Lounge.

Championship 18 hole golf course -Practice driving range & putting greens -Electric golfmobiles -A Golfer's Paradise

1st: \$330,000.; 4%; pay. \$35,000 yr. int. Mtges.:

P.M.: \$120,000; terms to be negotiated.

(1961-2) ..... \$500,000. Income:

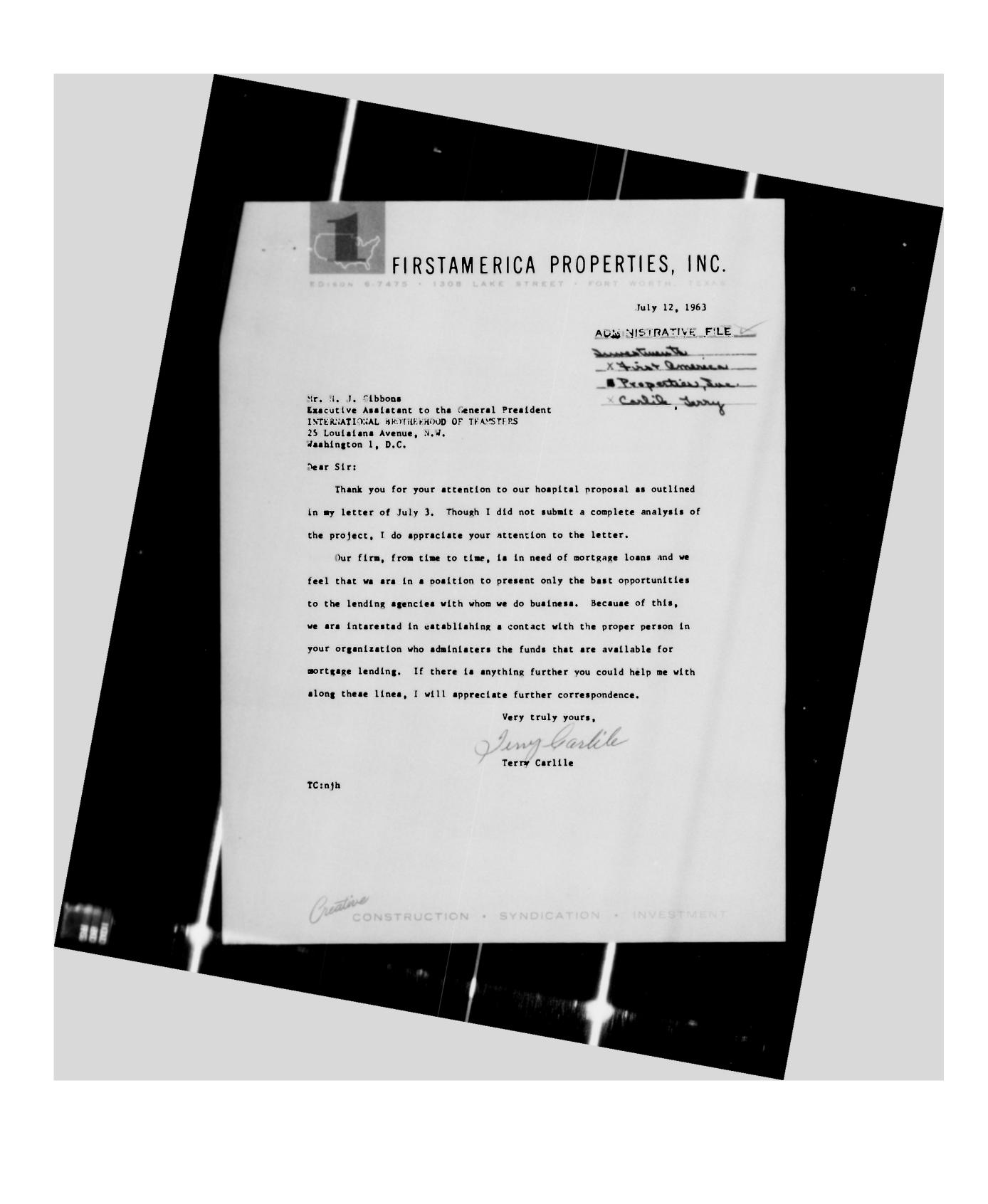
Est. Profit: (on Free & Clear) . ..... \$130,000.

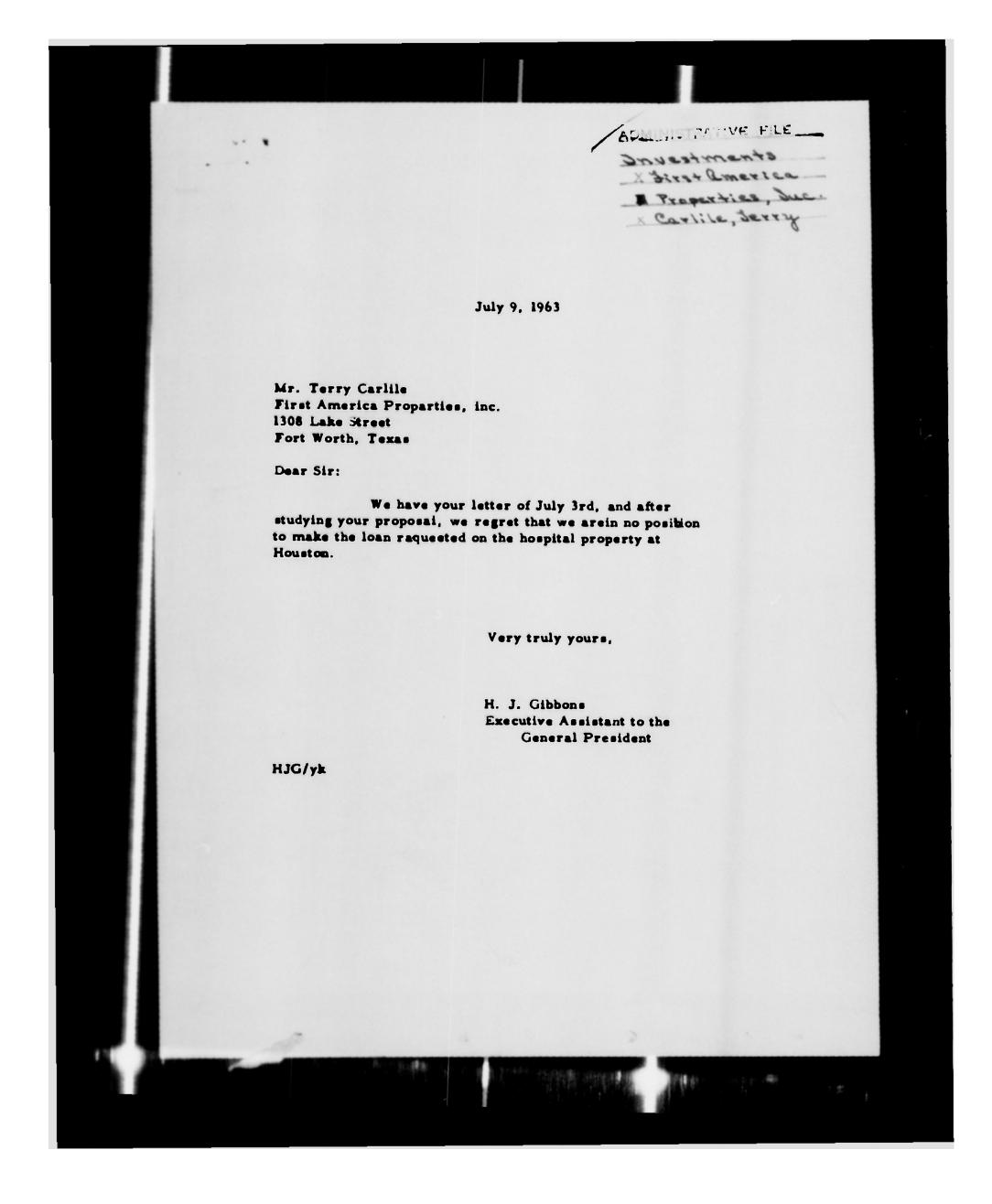
\$650,000. - Cash required \$200,000. Price:

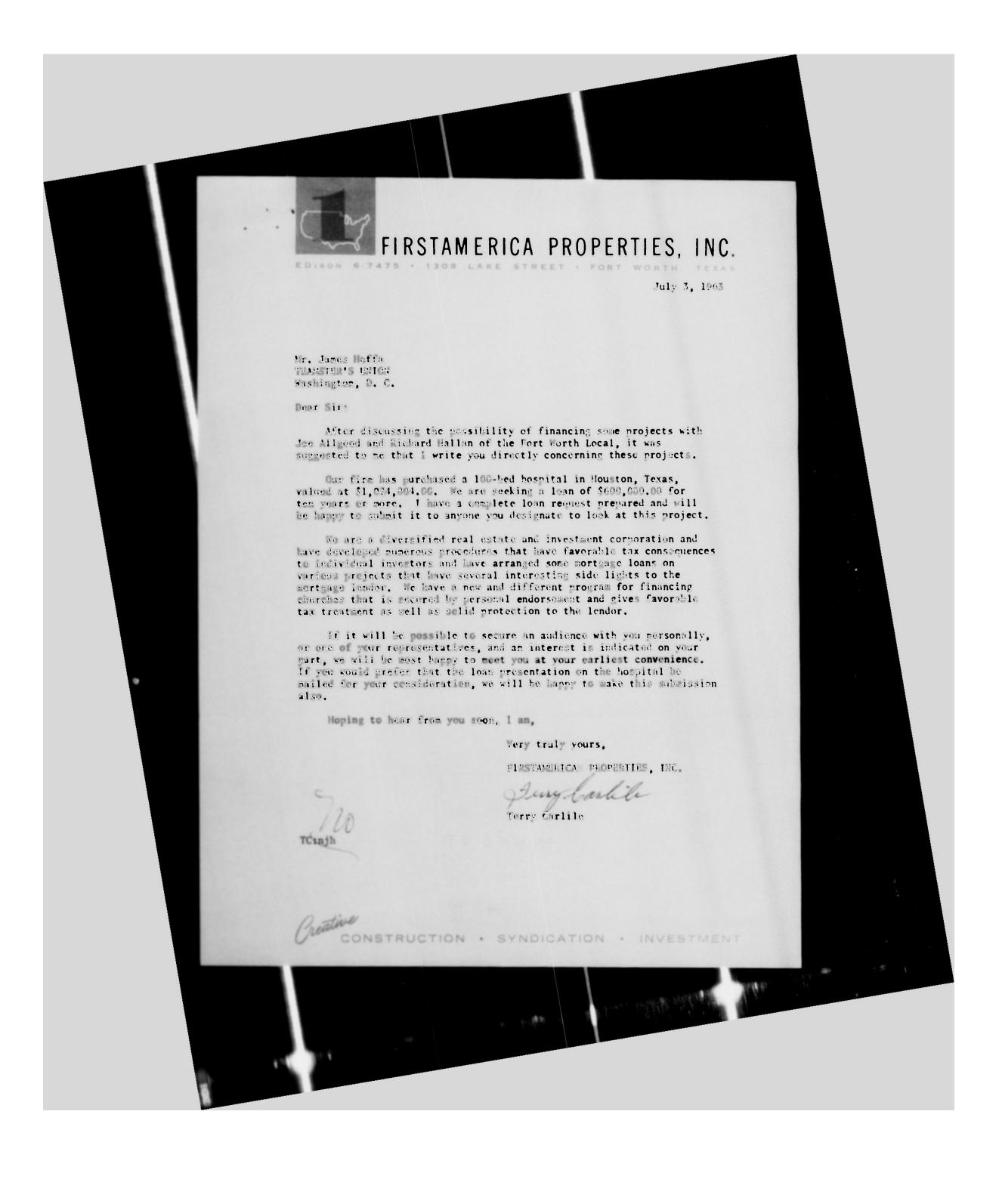
NOTE: Information on income and expense will be furnished to serious purchaser.



Subject to correction of orcors, omissions, change of price, prior sale or withdrawel without notice.







ADMINISTRATIVE FILE

Druestments

X Domich, Down & ...

Enterprises

X Stein, Robert & ...

July 10, 1963

Mr. Robert R. Stein
Dain J. Domich Enterprises
2940 Fulton Avenue
Sacramento 21. California

Das- Mr. Stein:

Thank you for your letter of July 6th. However, our organisation is not interested in considering any real estate loans is California.

Enclosed I am returning you the material submitted with your letter.

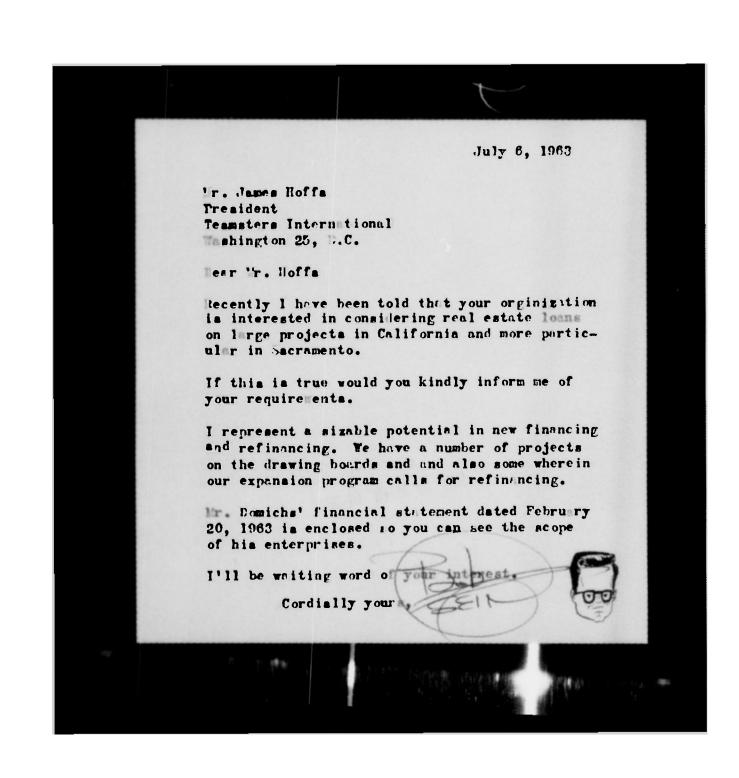
Very truly yours,

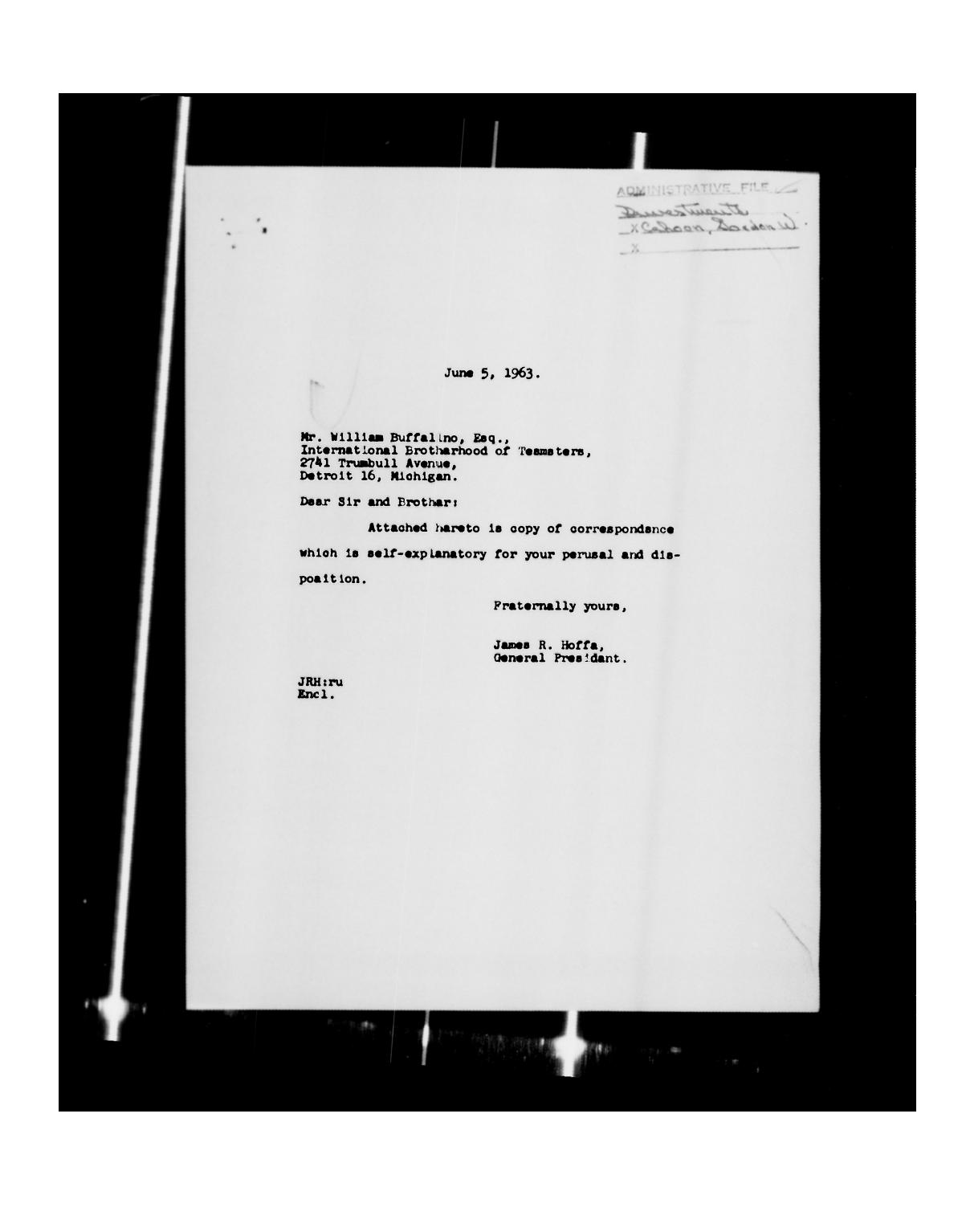
H. J. Gibbons

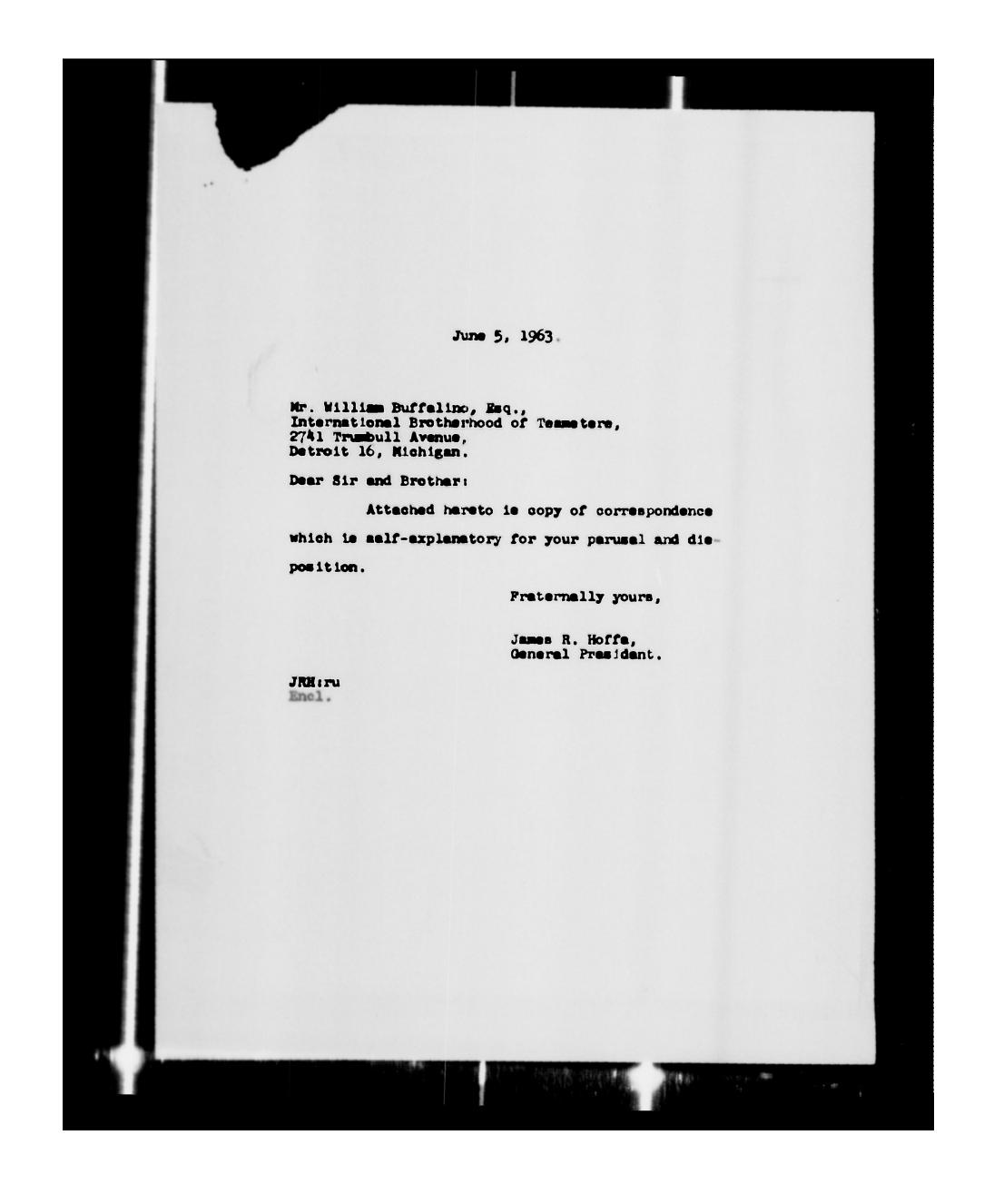
Executive Assistant to the
General President

HJG/yh Enc.

STOPPE A







# PARLIAMENT OUSE, INC. OF ATLANTA

May 27, 1963

TELEPHONE 521-3610 2504 BANK OF GEORGIA BUILDING ATLANTA 3, GEORGIA

Mr. H. J. Gibbons
Executive Assistant to the
General President
James R. Hoffs, General President
International Brotherhood of Teamsters
Internationel Teamsters Union
25 Louisiana Avenue, N. W.
Weshington 1, D. C.

Dear Mr. Gibbons:

I have written to you on a couple of occasions in regards to your possible purchase of property in the Florida area, etc.

I did not know exactly what department to write, possibly you could advise.... I am interested in obtaining a permanent first mortgage on a 351-room motor hotel in Atlanta, Georgia. The complex, having the working drawings 40% complete, the land tied up, a signed formal lease, back to ourselves, as Owner-Lessor, and a takeout commitment for \$3-1/2 million, with construction money of that same amount arranged for; we would like to obtain a better first mortgage arrangement, as this is a 12-year, 7% loan. The takeout, being for three years which, in essence, just allows us to obtain better financing.

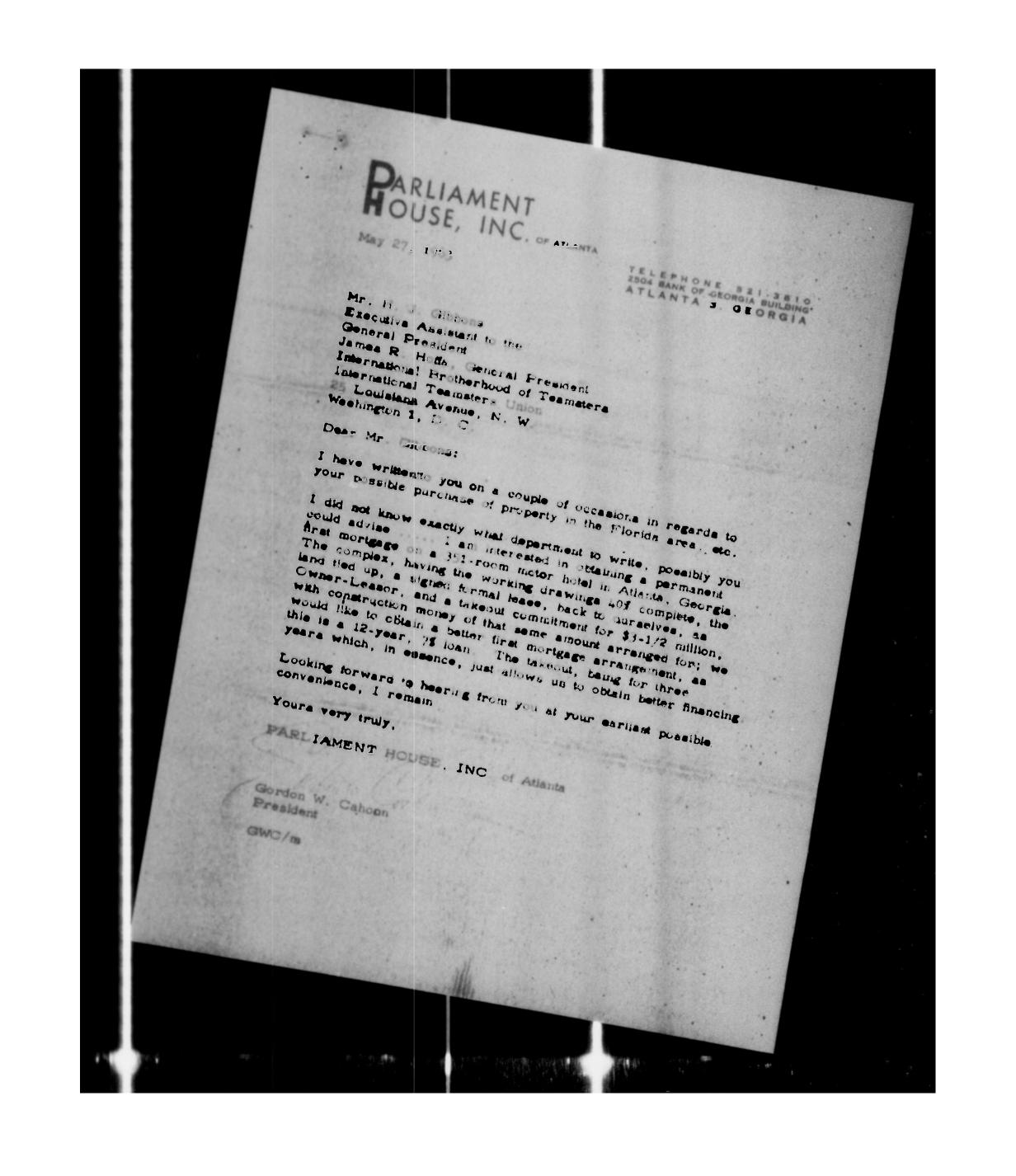
Looking forward to hearing from you at your earliest possible convenience, I remain

Yours very truly,

PARLIAMENT HOUSE, INC. of Atlanta

Gordon W. Cahoon President

GWC/18



October 25, 1961 Mr. Gordon W. Cahoon 2210 Heitman Street Fort Myers, Florida Dear Mr. Cahoon: Thank you for your letter of October 19, 1961, dealing with the property adjoising Isdian Lake Estates. We are not in a position to participate is this project at the present time. Yours very truly, H. J. Gibbons Executive Assistant to the General President HJG:1d att.

October 25, 1961

Mr. Gordon V. Cahoon 2210 Heitman Street Fort Myers, Florida

Dear Mr. Cabosat

Thank you for your letter of October 19, 1961, dealing with the property adjoining Indian Lake Estates.

We are not in a position to participate in this project at the present time.

Yours very truly,

H. J. Gibbons Executive Assistant to the General President

HJG:10

S 26

Gordon W. Cahoon

Real Estate, Inc.

2210 Heitman Street --- Fort Myers. Florida

MAILING ADDRESS P.O. BOX BOB

October 19, 1961

Mr. H. J. Gibbons
Edecutive Assistant to
the General President
Office of
James R. Hoffa
General President
25 Louisiana Ave.Notianhington 1, D.C.

Dear Lr. Gibbons:

In reason for quick reply even though your interest does not lie in the particular property I mention, I have had occasion to list one of the finest pieces of property in the entire state of Florida.

As you can set by the enclosed map this property adjoins Indian Lake Estates which I believe Alaska Mining Company has an interest in which in turn is a subsidiary of the Teamsters.

The acquisition of this parcel in cooperation with Indian Lake Estates could very well average your holdings to a low minimum.

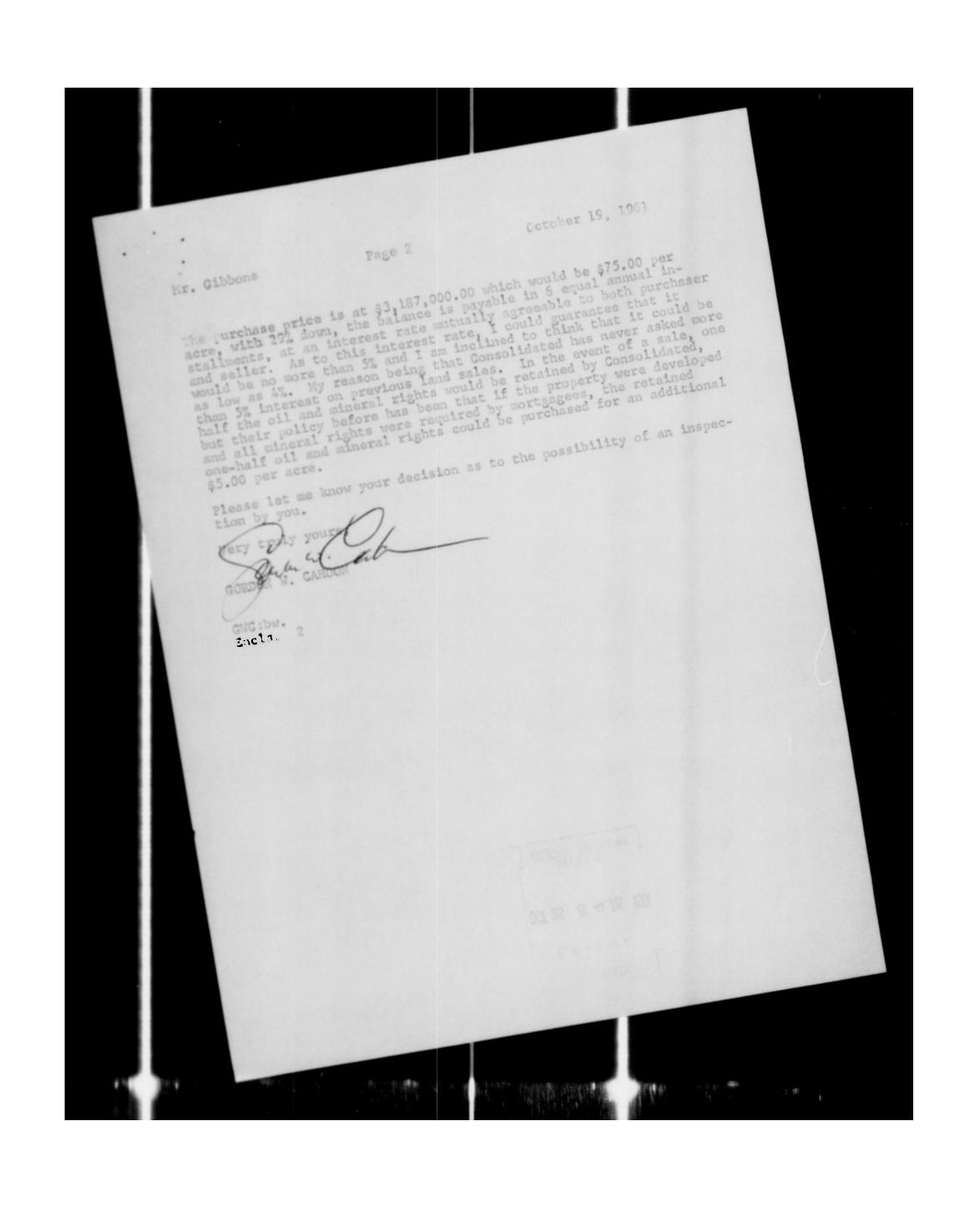
The 42.498 acres marked in red is as follows: that part of the property indicated in dark red is improved pasture planted in Pennsacola Dahir, Pannola and Torpedo grass. This represents about 6,000 acres in improved pasture. I am also enclosing typed copies of the legal description of the land. This tract of land is being operated as a cattle ranch by the Consolidated Financial Corporation with head-quarters in Sebring, Florida. At the present time they are running approximately 4700 head of cattle on the property. These are native cattle crossed with Herford and Brahman. The entire tract is fenced and cross-fenced and approximately 75% of the fence is new fence.

As you can see from the enclosed map the lead fronts a little better thin 8 miles on State Road 530 and almost 7 miles on State Road 50, State Road 60 being the connecting link between Lake Wales and Vero leach, Florida. It also fronts approximately 11 miles on the Kissimmee

which is federally owned; it was operated as an air force base during ing to be found in the state of Florida. Deer, turkey and quail are plentiful.

There are three ranch houses, a large clubhouse and kitchen and a pumping station to control water level in the ditches ffecting the impasture.

... And Underneath It All Is Land



Gordon W. Cahoon Real Estate, Inc. £Dixon 1-2551 me was promise no my sign Fort Abyern, Florida 25 Louisiane Ave No Mashington 1, D.C. Dear Mr. Gibbons; the particular property even though your interest does not lie in the finest pieces of property in the entire state of Plorida. As you can see by the enclosed map this property adjoins Indian Lake in turn is a subsidiary of the Teamsters. The Teamsters an interest in which The acquistion of this parcel in cooperation with Indian Lake Estates that have a low minimum, and the actual to a low minimum, that have not the new The 42,498 acres marked in red is as follows: that part of the present of the pre As you can see from the enclosed map the land fronts allette beach sould so state Road 930 and almost 7 miles on a little better which is federally adjoined to approximately 11 miles on the vero ing to be found a state and south by Avon Park Bombing Rense plantiful found in the state of Florida.

Dear, turkey and quart are There are three ranch houses, a large clubhouse and kitchen and a purp-1

Mr. Gibbons acre than 5% and 5 in inclined to think that it could be in the 4%. My feas: \$5.00 per acre. Please let me know your decision as to the possibility of an inspac-

ALL MITTERIVE FILE 12.

Surestments

X Cahoon, Lacdon W.

X Real Estate, Suc. October 13, 1961 Mr. Gordon W. Cahoon Real Estata, Isc. 2210 Heitman Street Fort Myers, Florids Dear Mr. Cahoon: This will scknowledge receipt of your letter of October 11, 1961. Although your project may have marit, we are, however, not interested in participating at this time. Yours very truly, H. J. Gibbons Executive Assistant to the General President HJG:1d

October 13, 1961

Mr. Gordon V. Cahoon Real Estate, Idc. 2210 Heitman Street Fort Myers, Florida

Dear Mr. Cahoon:

of your letter of October 11, 1961.

merit, we are, however, not interested in participating at this time.

Yours very truly,

H. J. Gibbons Executive Assistant to the General President

HJG:14

4

EDison 5-2551

Gordon W. Cahoon

Real Estate, Inc.

2210 Heitman Street

Fort Myers, Florida

Ccto er 11, 1961

Mr. James Hoffa Brotherhood of Teemsters Weshington, D.C.

Dear Mr. Hoffa:

I have what I would consider one of the best values in this frost-free warm belt area of Lac County, Fort Myers, Florida.

This suitable citrus property contains 2200 acres of 19' to 26' slevstad land.

A fletwood citrus operation could ensity be put in the first 480 acra cleared saction. The balance of the property would need more of a drainage program.

One mile of frontage at 2 - 1 mile spots give more than adequate access with the property draining south 2 miles towards the Caloosahatchae River along Atlentic Coastline Railroad R/4.

The property has one-half mile on the active ACL line.

It is a on mile drive to the property from downtown Fort Myers or four miles as the crow fliss.

sither citrus or development of this property is very much in line because of not only the character of the ground but also the proximity to town.

The purchase price is a nominel \$275.00 per acre with excellent

Please complet for further information or for inspection of pro-

GORDON W. CAHOON

-817C: bw.

And Undernoeth It All Is Land

Gordon W. Cahoon

1200

Real Estate, Ass.

Fort Myers, Florida

October 11, 1961

Mr. James Hoffs Brotherhood of Temmsters Washington, D.G.

Bear Mr - Hoffan

I have what I would consider one of the hest values in this frost-

This suitable titrus property contains 2200 acres of 19' to 26' alevated land.

A flatwood citrus operation could easily be put in the first 480 acre cleared section. The balance of the property would need more of a drainage program.

One mile of frontage at 7 - 4 mile spots give more than adequate access with the property draining south 2 miles towards the Calouss hatches River along Atlantic Coastline Railroad R/Q.

The property has one-half mile on the active ACL line

It is a 6% mile drive to the property from downtown Fort Myers of four miles as the crow flies.

Either citrus or development of this property is very such in line because of not only the character of the ground but also the proximity to town.

The purchase price is a nominal \$275.00 per sore with excellent terms.

Please contact for further information or for inspection of pro-

Sincerely,

GORDON W. CAROOM

gWC:bw.

And Undangerh & All & Land

ADMINISTRATIVE FILE

\_X Howard, Munroe

\_X

May 29, 1963

Mr. Munroe Howard 11649 Mayfield Avenue Los Angeles 49, California

Daar Mr. Howard:

This will achnowledge receipt of your letter addressed to President Hoffa under date of May 25, 1963.

I regret to advise you that our organisation is not in any position to consider your proposal at this time.

Very truly yours,

H. J. Gibbons
Executive Assistant to the
General President

HJG/yh

7550

May 25th, 1963

Mr James Hoffa THE TEAMSTERS UNION 25 Lanisiana N.W. Washington I, D.C.

Dear Mr Hoffa:-

It has always been my experience that when a thing wants doing, the beat way to save time and trouble is to go right to the head man. Far an idea can cease being aerely an idea and become an actuality only when it has been presented successfully to the prapar parson and accepted. Consequently, I hope you will not be offended by my ignoring any chain of command in your organization and addressing myself directly to yon.

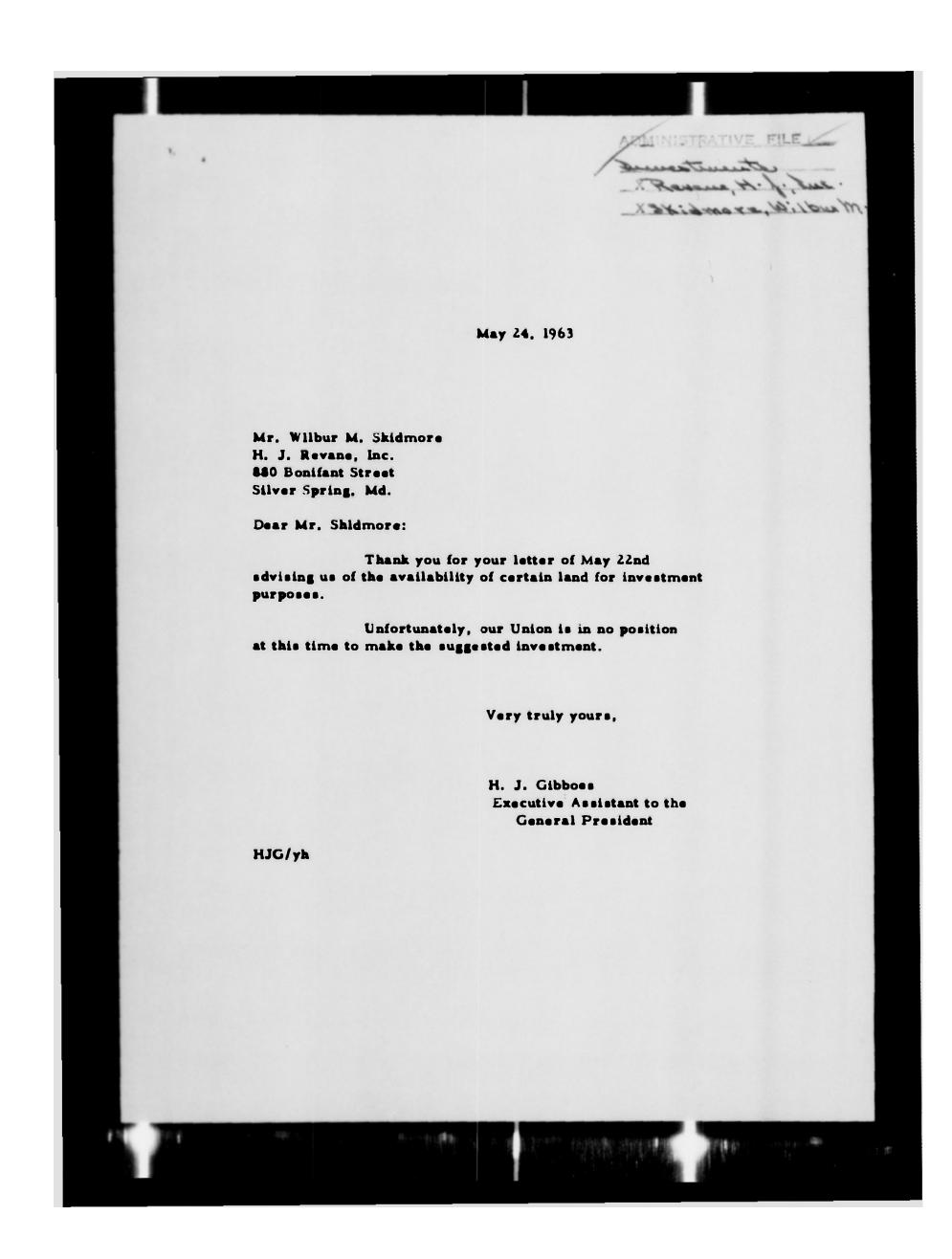
As yan knaw, the public image presented by any organization leans beavily on the image presented by its leader. And I shouldn't have to ramind you that the image of Jimmy Hoffe, constructed so destructively by the Kennedy Administration, could stand some small improvement. And as a former public relations man, it is on a matter in this area that I am writing you now.

Nathing is quite as palatable to the general public as the image of a big man and a large organization interesting themselves in culturel pursuits. I don't know why bnt people always antertain a warm feeling fer those who help in this area. I don't always agrae myself, but I learned long ago that it dosen't pay to fight City Hall. If people believe something, accept it and make use of it. And I am sura I dan't have to offer you any list of those in American life who have done just that, and successfully too.

At the present time, I am a free-lance writer. And being completely anmequainted in the publishing field, and very little of an egg-band, ather than a book on the workings of the Stock Exchange and same miner stories and articles, I have achieved almost nothing. Frankly, I need help. And I am net alone in this situation. There are thousands of deserving men and women in art, literature, and mmaie, in this same pasition.

The Teamsters Panaian Fund makes investments all over the country in real estate, and all types of commercial enterprises. As with any other fund, sometimes these investments are successful and sametimes they are not. That is the eay things work in our country and mest af as wouldn't want it any other way. But right now, I am aggressing a fund to make leans and offer assistance to deserving paepla in creative fields. I know I would be completely willing to aign awar a share of any sarnings from my writings in the future for financial help today.







REALTOR



RESIDENTIAL
COMMERCIAL
INVESTMENTS
LAND

880 BONIFANT STREET . SILVER SPRING MD. . 588.8330

May 22, 1963

Mr. James R. Hoffs

Meshington, D. C.

Dear Mr. Hoffa:

I am encomed in the same and management of real estate
in Marvland and the District of Columbia. Presently I
syntlable in Prince George County a tract of
dighway. It is expected that this ground,
"2 scres in size, can be goned commercial and R-10 for
There is currently a monastery on the property
of cut stone and has 125 rooms and would make a very desirable rest home or hornital. Deducting the monastery and 8 scres
the 72 would leave 6/ scres, which we would
as follows: 20 scres for commercial and // scres for R-10,

The land is located in one of the areas designated as an expansion area for Metropolitan Washington and harmland and presents an area of great potential from the point of view of expected earnings.

If your Union is interested in investments of this type, we would like to show you or your representatives the ground, with a view to notably building a shooping center, him-rise spartments, and a hospital, all of which should be very financially investment for your Union or your nemaion melfare fund.

Sincerely vours,

Wilbur M. Skidmore Brig. Gen. USA (Ret.)

WMS:1dw

FRANCIS R. STAUB 301 EAST 66TH STREET NEW YORK 21, NEW YORK

YUKON 8-6741

May 22, 1963

Warmoilli Windles water water

Mr. James R. Hoffa
President
International Brotherhood
of Teamsters
25 Louisiana Avenue
Washington, D.C.

Dear Mr. Hoffa:

I received copy of a letter which Dr. William M. Hendren of Coral Gables, Florida has sent to the International Brotherhood of Teamsters, addressed to your attention.

Since Dr. Hendren's letter contains some statements, which in my opinion need correction and clarification, I wrote to Dr. Hendren on May 21, 1963. Enclosed are a copy of my letter to Dr. Hendren as well as a xerox of his letter to the International Brotherhood of Teamsters, dated May 20, 1963. I shall appreciate your comparing my corrections with Dr. Hendren's statements.

Very truly yours,

Dr. Francis R. Staub

FRS:ks

FRANCIS R. STAUB 301 East 66th Street New York 21, New York

May 21, 1963

William M. Hendren, D. M. D. Goeal Gohles Medical Center 427 Miltmore Way Corel GaMes 34, Florida

Dear Bill:

I just received a copy of your letter of May 20, 1963, which you wrote to the International Brotherheed of Teamsters' Unice to the attention of Mr. James R. Hoffe. The content of your letter necessitates my correcting and clarifying same of the statements contained therein:

- 1. I never stated that we are working on deals or projects designed to confiscate European money in order to set up industries in the U.S. This indeed would be a strange project and hardly in accordance with international law.
- 2. I naves etated that my friend from the Philippines
  "left Miami for a large sait against the Government",
  nor that he "la interested in any invastment along
  with encentives from Meaice". I mentioned only
  cascelly that this friend of mine was dropping
  hy on a social visit on rente from Mexico City to
  Wechington, D.C., and that he, as an attorney,
  represents ellents with huga claims against
  the BRITISH Government. The fact that you
  new have sent a copy of your letter to my
  Philippine friend, whom you never met, is
  incomprehensible to me.
- The informal conversation in your office, which took place with Mr. Field, Mr. Betta, and an associate of my son, referred strictly to possibilities

#### FRANCIS R. STAUB

. 2 .

William M. Hendren, D. M. D.

May 21, 1963

of refinencing a martgage loan on Mr. Field's proporties in Florida, and to possibly finding a partner for his Argentine building and construction sampany.

There are many other statements and thoughts in your letter which I cannot understand, such as your seatence. The Secretary of Commerce and Consulate for Durope bave many contacts and are eager to correlate systems for the betterment of all usions both actionally and interstate. I do not know what the "Secretary of Commerce" and Consulate of Durope" have to do with the betterment of all naions "both nationally and interstate".

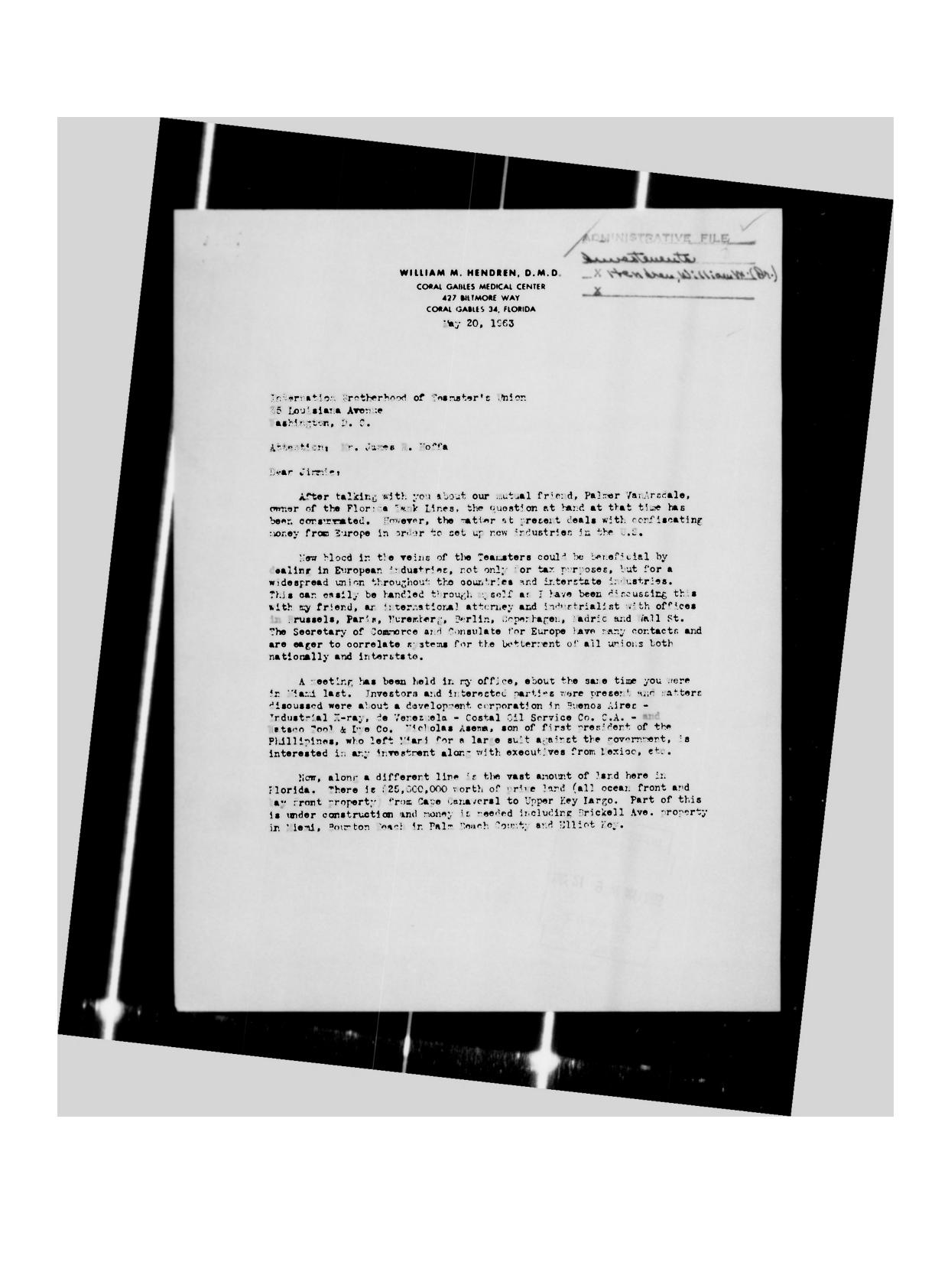
I am fully aware of your good intentions in mentioning my name when discussing business possibilities. However, the sentent of your letter gives evidence that miscenceptions and mismaderetandings can arise, and for this reason I would be appreciative if you would first contact me in writing before conking any statements on my activities. Should you wish to rafer to my activities or those of my associates and friends, please submit your thoughts and ideas to me in writing. I will then review the situation, and thereafter express in writing my approval or dissent.

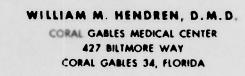
Please farward to me by return mail the address of Mr. Bill Anderson of Industrial X-ray, so that I can send him a capy of this letter.

Sincerely,

Dr. Francie R. Stanb

cc: Mr. James R. Heffa Precident International Brotherhend of Teamsters' Union





ir. James Hoffa

Pare Tro

'ay 20, 1963

This land has been incorporated by the legislature of the State of Floride as a Emmioipelity, each under different nerses of cities.

This letter is only a sketch of what could not be fully explained or written and full details could be arranged through appointments ade with our parties, either in mashington, New York or Miemi, preforably before May 30, 1963, as some of the executives will be leaving eround that time. Possibly this could be landled through your local attorneys in order to discuss the possibilities of the benefits derived for all concerned.

Very truly jours,

wm found

William M. Fendren, D.M.D.

act the

Encl. 2

ce. 'erman Warmbond, Esq. - Trussels

cc. Wicholes Asema, Esq. - Mash. D. C. cc. Fill Anderson - Industrial X-ray

cc. Dr. Francis Staub

WILLIAM M. HENDREN, D.M.D.
CORAL GABLES MEDICAL CENTER
427 BILTMORE WAY
CORAL GABLES 34, FLOBIDA
They 20, 1068

Triterration Protherhood of Teenater's Union 25 Invisiona Avenue ashiraton, P. C.

Attention: Tr. James R. To Ya

tar disies

After talking with you about our mutual friend, Talmer Variandalo, owner of the Florica fank lines, the question at hand at that time has been assessmented. However, the matter at present deals with confiscating the Front Surope in order to set up new industries in the U.S.

celling in Diropean industries, not only for tax perposes, but for a desiread union throughout the countries and interstate industries. This can easily be landled through result or I have been discussing this with my friend, on interrational attorney and industrialist with offices in Brussels, Paris, Burenberg, Herlin, Rependagon, Fadrid and Fall ft. The forestory of Converse and Consulate for Europe have many contacts and are easer to correlate a stone for the betterment of all unions both nationally and interstate.

in "larg last. Investors and interested parties were present and matters discussed were about a development corneration in Puones Aires - Industrial X-ray, de Verezuels - Tostal Gil Service Co. C.A. - and latee Tool & Fis Co. Piebolas Assum, som of first president of the Phillipines, who left Mismi for a large suit against the poverment, is interested in any investment along with executives from Mexico, etc.

Plorida. There is 120,000,000 north of price land (all ocean front and ay Front preserty) from Care Caneverel to Upper Key Jargo. Fart of this is under equatruation and normy is needed including trickell Ave. property in Miani, Bounton Beach in Talm Beach County and Elliot Kay.

WILLIAM M. HENDREN, D.M.D.
CORAL GABLES MEDICAL CENTER
427 BILTMORE WAY
CORAL GABLES 34, FLORIDA

tr. Jame lone

Page Two

1hy 20, 1963

lend has been incorporated by the legislature of the tote of Floride as a unicipality, each under different names of cities.

This letter is only a sketch of west could not be fully explained or written and full details could be arranged through a point onte made with our marties, either in lashington. New York or Marc. Proferably before tay 50, 1965, as some of the executives will be leaving around that time. Pessibly this could be landled through your local attorneys in order to discuss the possibilities of the benefits derived for all concerned.

Yery truly ; ours,

Wend Mende

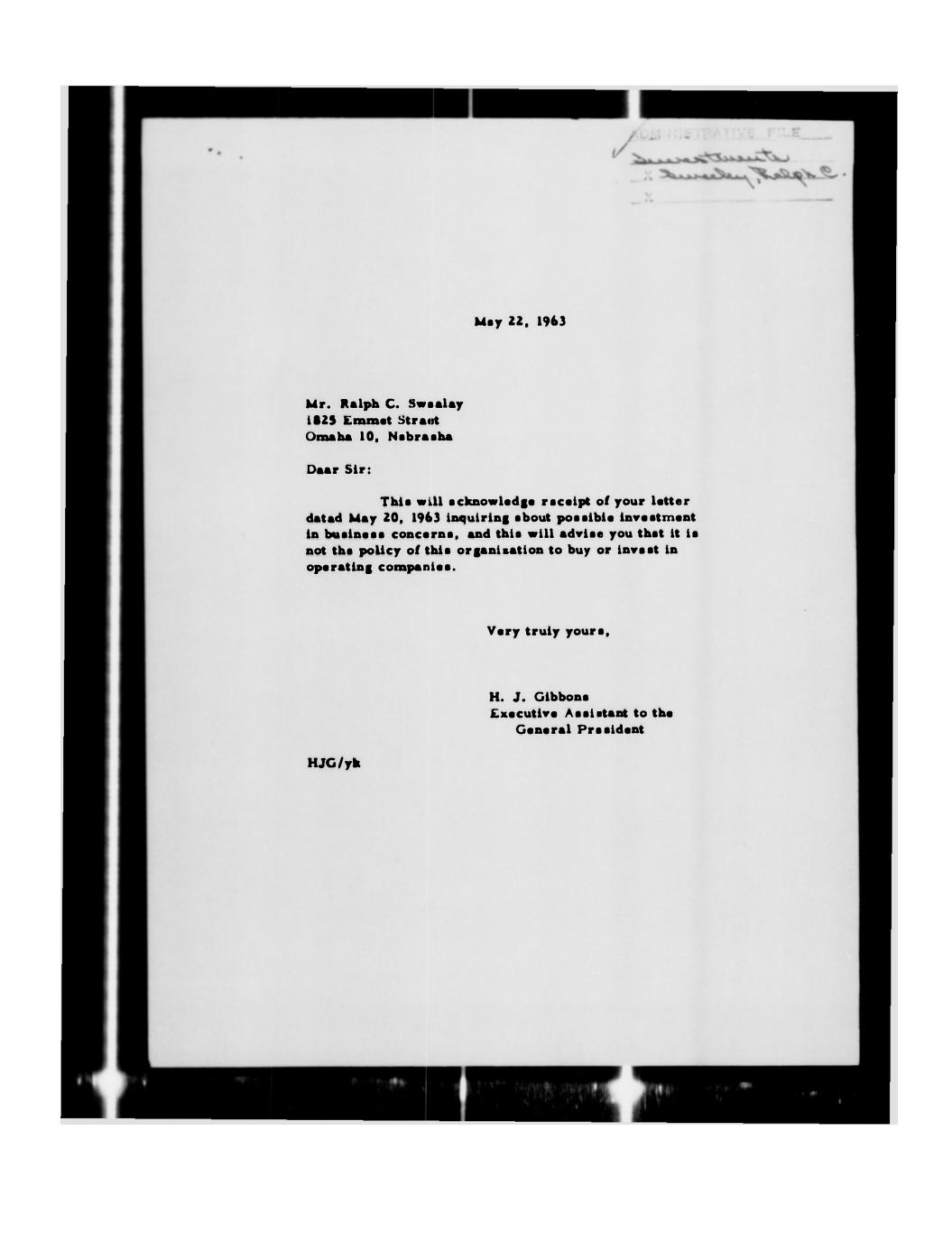
Tillion M. Yendres, D.M.D.

RESE th

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ec. Pisholas Arena, .aq. - Truscols ec. Pisholas Arena, .aq. - Yash. D. C. ec. 111 Anderson - Industrial 1-ray

ea. Pr. Francis Staub



RALPH C. SWEELEY

OMAHA

(10)

May 20, 1963

## Executive Offices

International Brotherhood of Teamsters Washington, D. C.

## Gentlemen:

May I please be advised if your Union favors buying operating companies of various kinds as a policy of investment.

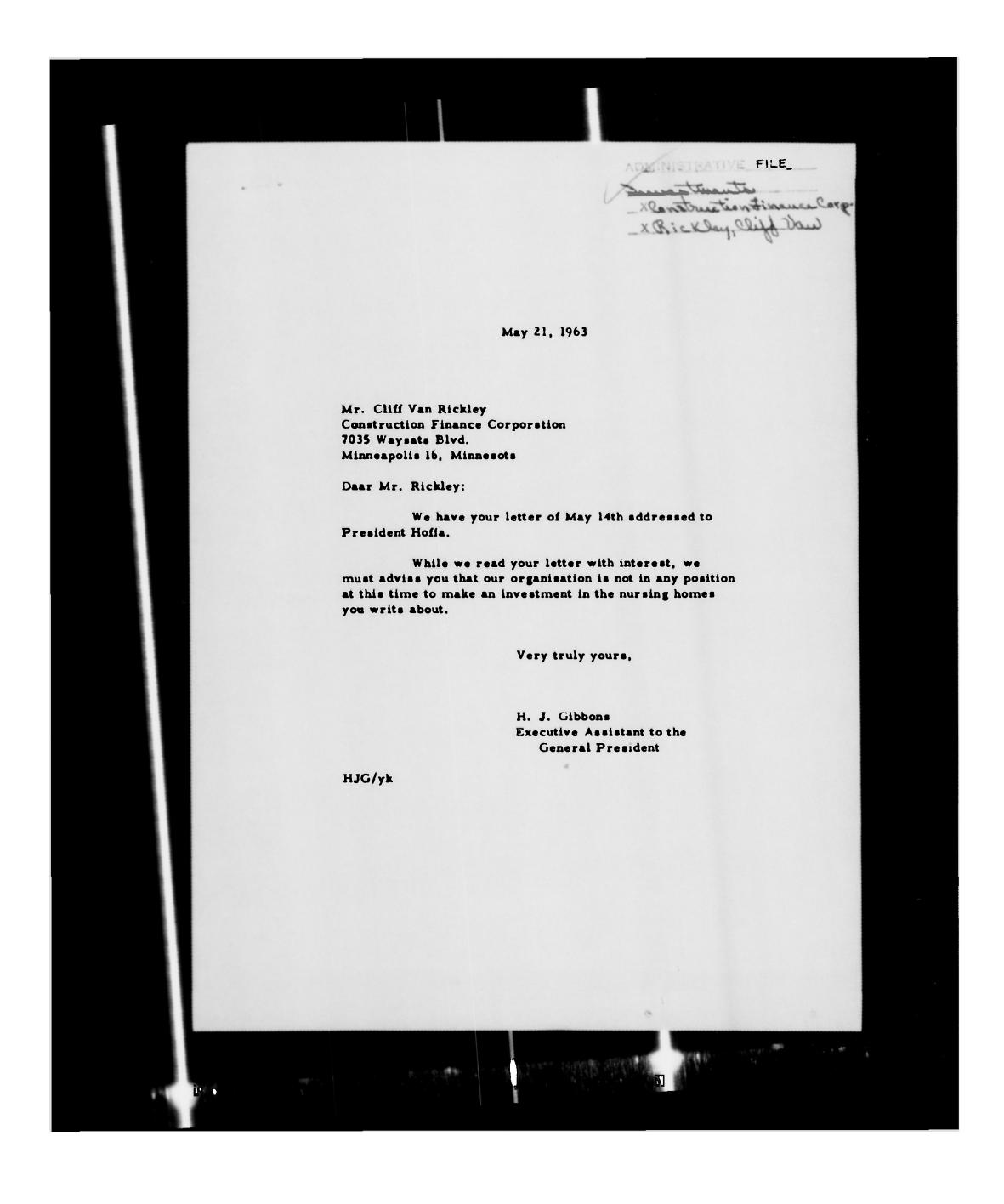
I am broker of businesses and if you are active in acquiring going concerns I might have something of interest.

If you are interested in such a policy I would like to know if there is any particular field of business which you prefer.

The favor of a reply will be appreciated.

Very truly yours

1825 Emmet Street



## CONSTRUCTION FINANCE CORPORATION

703 WAYZATA BLVD. MINNEAPOLIS 16, NINNESOTA

LIBERTY 5-1411

May 14, 1963

Itr. James R. Hoffa, President Teamsters Union 25 Louisiana Avenue, N.W. Detroit, Michigan

Dear Sir:

I wish to introduce Construction Finance Corporation and explain its method of operation as well as its several aims.

This letter will be two-fold. One to lay onen a suggestion which I believe could be both a benefit to mankind as well as a profitable venture properly conducted. We are suggesting a group of nursing homes strategically located according to need which could and should cater to the person of moderate financial stability.

It is further suggested that these nursing homes might possibly be tied in with and dedicated as a memorial to the late Eleanor Roosevelt. Frankly, the thought of building another useless monument to the memory of some distinguished person leaves me cold. I feel this would be a living memorial.

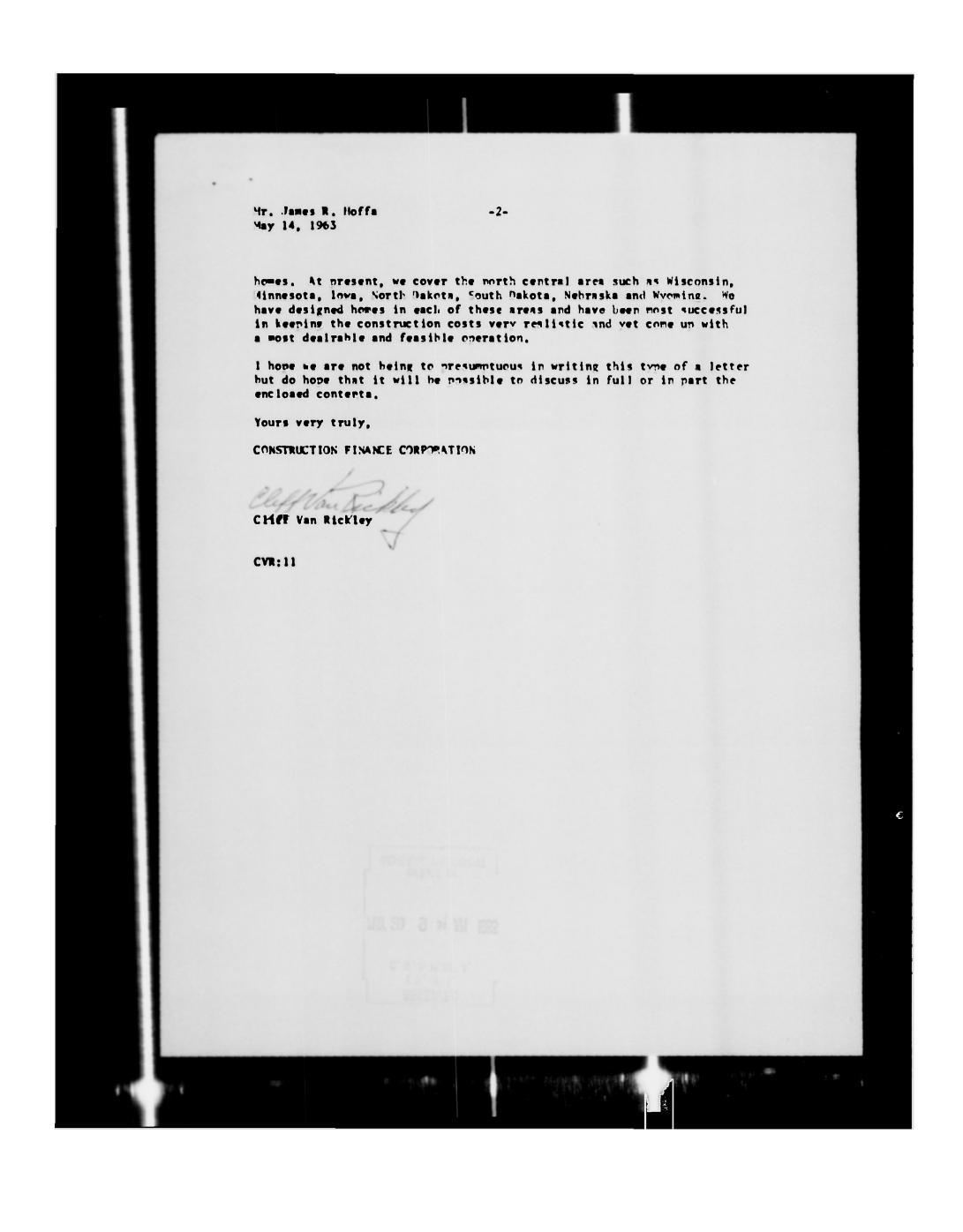
Thy do we bring this up to your organization?

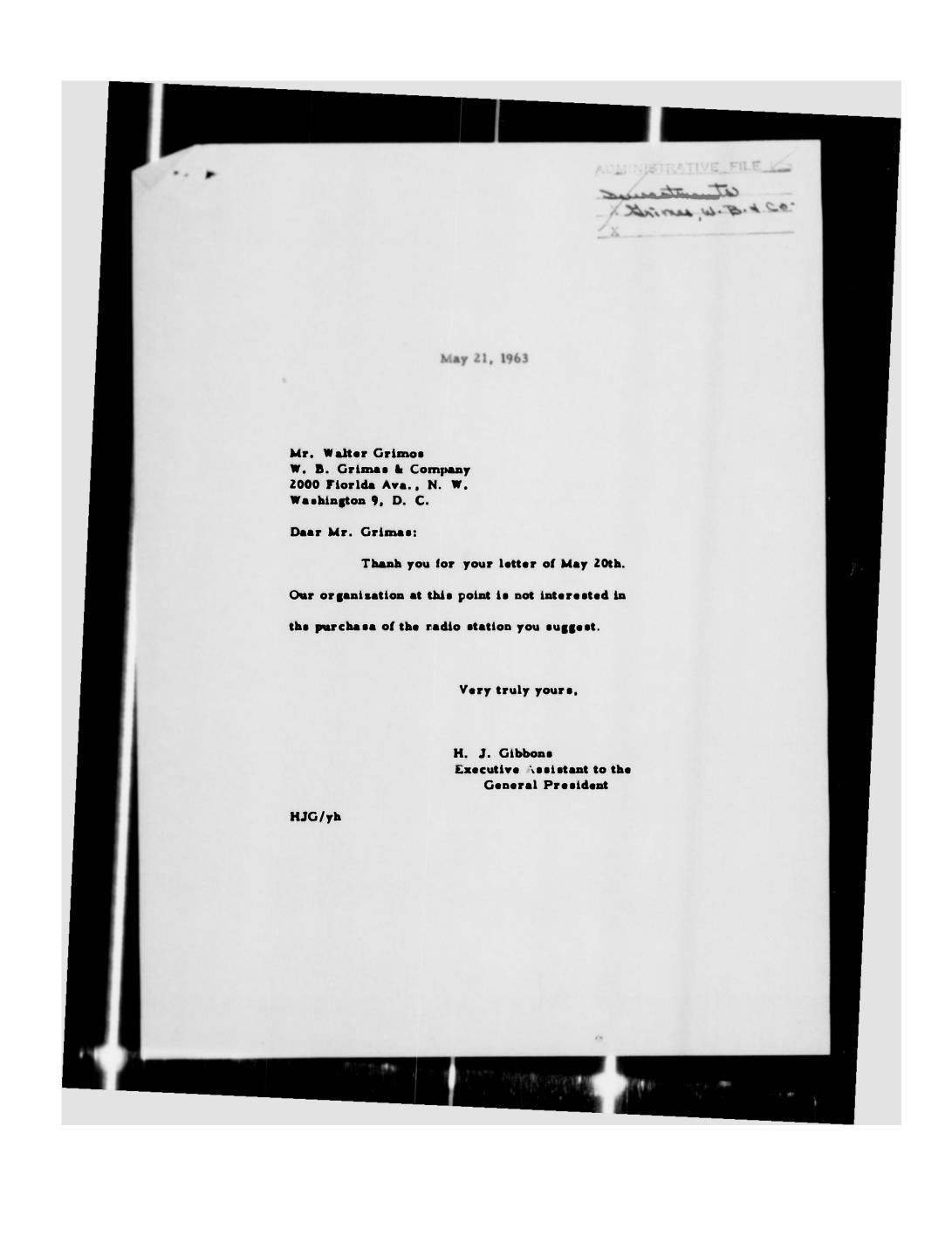
- 1. The late Eleanor Roosevelt demonstrated throughout her life a great interest in the well being of the common man and his problems.
- 2. You, Mr. Hoffa, have the backing and ability to put a program of this nature over.

We would appreciate hearing from you on this proposition.

Secondly, we indicate interest in mortgage possibilities with your Teamsters Pention Fund. Nursing homes and other real estate ventures that would be compatable with your iending policies could be discussed relative to the possibility of Construction Finance Corporation acting as your mortgage agent in our area.

Construction Finance Corporation has been in existence for two and one half years. We are an architectural and development company with considerable experience in the design, financing, construction and management of nursing





## W. B. GRIMES & Company

2000 Florida Ava. N.W. | Washington 9. D.C. | DEcatur 2-2311

Er. James R. Hoffa, President International Brotherhoot of Commerce Louisiana Avenue, ...

Dyram. Hoffer

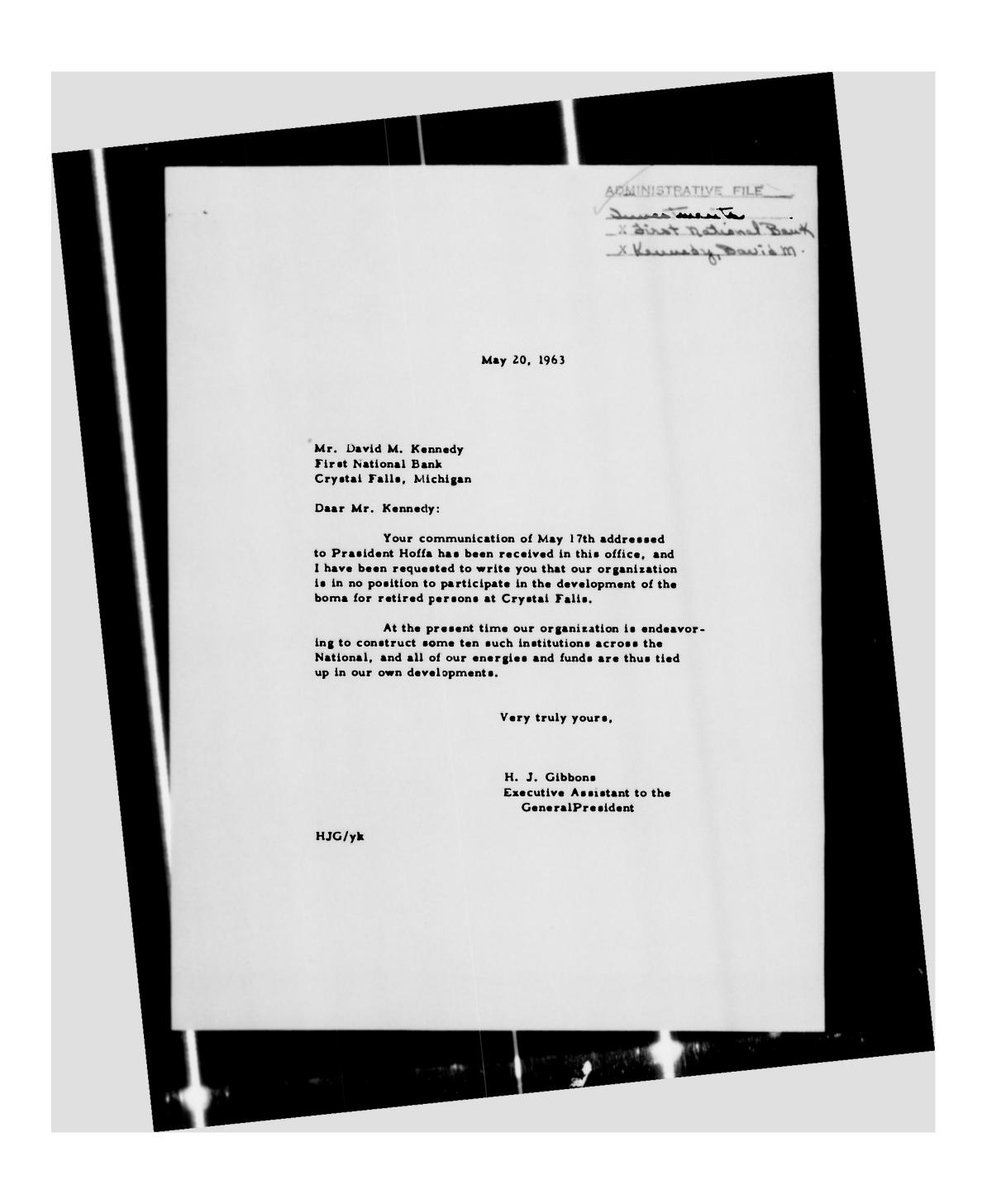
In view or your business interest in the chate of Florida, it has occurred to see that you might consider the numerous of a radio station in the southern next of their ability. I have in mind a facility which includes rather valuable real estate, can be purchased with one thout this land.

For your information I am a business broken americalizing in the modes of id. We became a commission is maid by the seller, not

Please lot me know whather or no reon would like me to rend you a confidential report on the preservy to which I refer.

וי lter שיינישה

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## FIRST NATIONAL BANK

of Crystal Falls

May 17, 1963

MR. JAMES R. HOFFA, PRESIDENT TEAMSTERS UNION WASHINGTON, D. C.

DEAR MR. HOFFA:

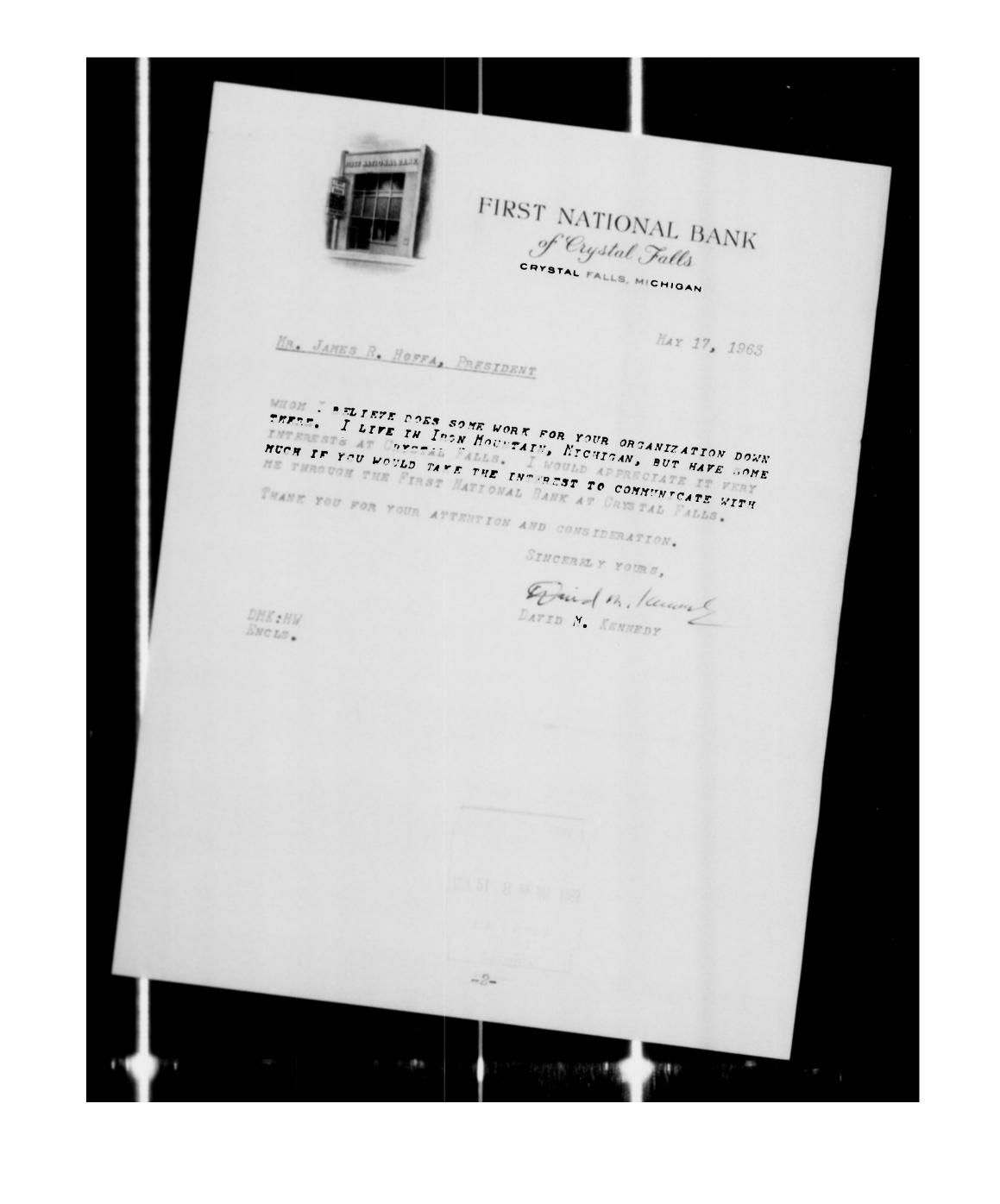
EVERYONE SAYS YOU ARE A VERY DIFFICULT MAN TO REACH. HOW-EVER, I AM WRITING YOU DIRECTLY AS I BELIEVE YOU WILL BE INTERESTED IN WHAT I HAVE TO SAY. I WILL TRY TO BE BRIEF. THIS PROJECT IS LOCATED AT CRYSTAL FALLS, MICHIGAN, IN IRON COUNTY. I UNDERSTAND YOU ARE FAMILIAR WITH THIS AREA. A BROCHURE OUTLINING THIS VENTURE, TOGETHER WITH A NEWSPAPER CLIPPING FROM THE IRON MOUNTAIN NEWS, IS ENCLOSED.

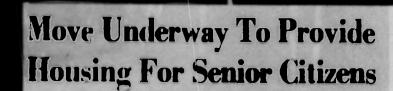
To get to the point, there are more older people living in the Upper Peninsula of Michigan, percentagewise, than in any other area in the United States. There is a severe shortage of adequate facilities for the retirement of senior citizens and, unfortunately, very few people are concerned. We have worked for over two years to convert the Crystal Inn, at Crystal Falls, into a proper home and are fortunate in now having the support of the Lutheran Hospitals and Homes Society of Fargo, N. D. They own and operate some eighty institutions and will underwrite the major portion of this project. We must raise \$150,000.00 amongst the people and businesses who live and who are interested in this area and this project. We are now in the hidst of this effort.

I AM WRITING TO YOU PERSONALLY BECAUSE IT STRIKES ME THAT YOU ARE THE SORT OF A MAN WHO MIGHT HELP TO MAKE A VENTURE OF THIS KIND POSSIBLE. WE HAVE NO KNOWLEDGE OF THE POLICIES THAT YOU FOLLOW WITH FUNDS IN YOUR UNION WHICH MIGHT BE AVAILABLE FOR PURPOSES OF THIS KIND AND ESSENTIALLY THAT IS YOUR BUSINESS AND NOW OURS. HOWEVER, I FEEL THAT SOMETHING IS TO BE GAINED BY WRITING TO YOU, PERSONALLY, AND ASKING FOR SOME STUDIED, CONSIDERATE, ATTENTION TO THIS VENTURE.

MY ORIGINAL BACKGROUND WAS AROUND DETROIT AND PONTIAC.

DAN KEATING, AT IRON RIVER, CAN TELL YOU ABOUT ME. I ALSO
HAVE A FRIEND AT PONTIAC, AN ATTORNEY, WILLIAM F. DOHANY,





raiss, is fund chairman for the campaign to provide a home which will accommodate 110 guests with a separate department housing 30 men and women who will require nursing care by registered nurses. The home will be open to persons of all feiths in the Peninsula.

Cost Estimate Cost Estimate

Cost Estimate

The total cost of converting the hotel into a home for senior citizens is estimated at \$300,000 to \$350,000. The minimum share for residents of the Upper Peninsula is \$150,000 in cash or pledges over a three-year period. The Lutheran Hospitals and Homes Society, of Fargo, North Dakota, which will operate the home, will be responsible for the remainder of the money needed for the conversion program, provided the minimum local goal is reached. The Society is also underwriting the cost of the fund campaign.

The Lutheran Hospitals and Homes Society is a non-profit organization operating 80 institutions in 10 states. An advisory board of outstanding citizens of the Peninsula will be named to counsel with the management

. (8%

The Upper Peniosula of Mich
65 years eld thas

lary other part of the United the facilities to reside the facilities of the Michigan State Board of Health and with the estate fire management of every five persons.

Crystal Inn at Crystal Felle, is Iron County, then a modern home senior collisers of the Upper Personnel.

Crystal Inn at Crystal Felle, is Iron County, then a modern home senior collisers of the Upper Personnel.

I'vest National Bank at Crystal Institute in foremost in its field,

### OUR PERCENTAGE OF PERSONS OVER 65 HIGHEST IN NATION

The upper peninsule has a higher percentage of people over 65 years old than in any other pert of the United States, yet our facilities to house them are extremely limited. Within a few years it will reach a proportion of one out of every five persons. Something must be done.

#### HERE IS THE ANSWER - A MODERN RETIREMENT HOME

A modern, up to the minute retirement home will soon become a reality if we but take advantage of our opportunity. Not an "Old Folks but a REAL home where we cen live out a ripe old age in cheerful

There will be workshops, sewing rooms, hobby shops and occupational therapy to keep you busy. Recreation, lounging and T-V rooms to keep you entertained. There will be church services, games and a library. Or if you prefer you can prop up your feet and just plain "set".

## A NURSING CARE DEPARTMENT TOO

A separate department will be devoted to those who are bed-ridden and require the full time service of registered nurses. Complete with all modern facilities, this department will accommodete 30 guests.

## WILL BE "HOME" FOR MEN - WOMEN - COUPLES

The rest of the building will be "home" for 80 spry men, women and couples. The accent will be on cheerful, pleasant living. You may come and go as you please, have guests, entertain and be just as independent as you wish. Yet at your side if you want them will be 35 dadk sted employees to serve you — hacked by an organization which

Crystal Manor will conform fully with the requirements of the Michigen State Board of Health and with those of the office of the State Fire Mershel

## OPEN TO ALL

Crystel Manor will be open to everyone regardless of their religious effiliation. Absolutely no distinction will be made either in those admitted or those who are employed. Clergymen of all faiths will be most welcome

Its purpose - A Christian Ministry to All Mankind.

#### TO SERVE THE UPPER MICHIGAN PENINSULA AREA

Crystal Manor will be located in Crystal Falls which is center of the area of greatest need. Plans call for the purchase of the Crystal Inn which will be completely remodeled and fire-proofed. Not only does it lend itself perfectly for this purpose but its downtown location means that stores, shops and churches are within easy walking distance. The city library is across the street.

#### TO BE MANAGED BY AN EXPERIENCED DEDICATED GROUP

Crystal Manor will be operated by the Lutheran Hospitals and Homes Society who manage some 80 institutions in a 10 state area. It was organized in 1937 by Lutheran laymen as a Christian ministry in all fields of Social Service. Their tenant is simple. To give the best possible Christian service at the lowest possible cost.

#### THEY ARE A NOT FOR PROFIT ORGANIZATION

No profit shall be taken from Crystal Manor. Should there be any, it will remain to the credit of Crystal Manor and will be reflected in lower guest rates or increased facilities.

An Advisory Board of outstanding citizens of the Upper Peninsula area will be appointed to the counsel with the management and to act as a liaison in the area.

## NO ADMITTANCE CHARGE

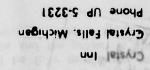
There will be no charge for admission. You will pay a modest sum each month based on cost of operation. Facilities will include private rooms, semi-private rooms as well as accommodations for married couples.

## EMPLOYEES TO BE FROM THIS AREA

Except for the Superintendent or Administrator, all employees will be from this area if they are available. Training, experience and dedicaton — not religious preference — will be the determining factors in the choice of personnel.

## CAMPAIGN COST UNDERWRITTEN

All costs of this campaign are being underwritten by the Lutheran Hospitals & Homes Society. All money and pledges will be kept in a special account and will be fully reimbursed to the donor if for any reason the campaign fails and the project is abandoned. We state this only for your information. The need is so great that we cannot even think of failure.



CRYSTAL MANOR FUND

please feel free to write, phone or prop, in to our office,

#### HOITAMAONNI SEHTRUT YNA SOT

manner most convenient to you deductible and may be made over a period of three years. Payments may be on a monthly, quarterly, semi-annual or annual basis — or in any All gifts, pledges and memorials made to this campaign are tax

" uoy of griving sqots setsern and this aving teut"

"Oh no," said the angel, his glance pierced me thru,

"finiege bine niege grivig ed I teum tud"

For giving is living," the angel said

'Give to the needy shelter and bread,

opportunity to really do something for our parents, for ourselves and for those others who have entered into what should be the golden years it is very great indeed. This is not an annual drive but a once in a lifetime your heart to decide, we all acknowledge that the need is here and that No one can answer that question for you. That is a matter for

110 happy, contented "young-old" people will soon be living in the Crystal Manor if we all give to the limit of our ability.

If the Crystal Inn were not available and we had to build a new bluow out the cost should approximate \$1,000,000,000 and the cost should approximate \$1,000,000,000 and the cost should be cost should be

sponsible for the balance of the cost providing we reach our goal. If we fail, thate is every possibility that the project will be abandoned. WE DARE NOT FAIL. The Lutheran Hospitals & Homes Society have agreed to be re-

illed nedt seel si eseds mum Architects have estimated the cost of purchasing and remodeling the Crystal Falls Inn at from \$300,000.00 to \$350,000.00. Thus our mini-

\$150,000.00 from the residents of the Upper Peninsula area as our minimum share of the project.

If Crystel Manor is to become a reality we must raise at least

WE MUST RAISE AT LEAST \$150,000 001

".neverot no sevil siento fot ob ew tshW What we do for ourselves dies wim us

## THE LUTHERAN NOMES ASSOCIATION OF CRYSTAL FALLS

yd benesned?

Crystal Falls, Michigan

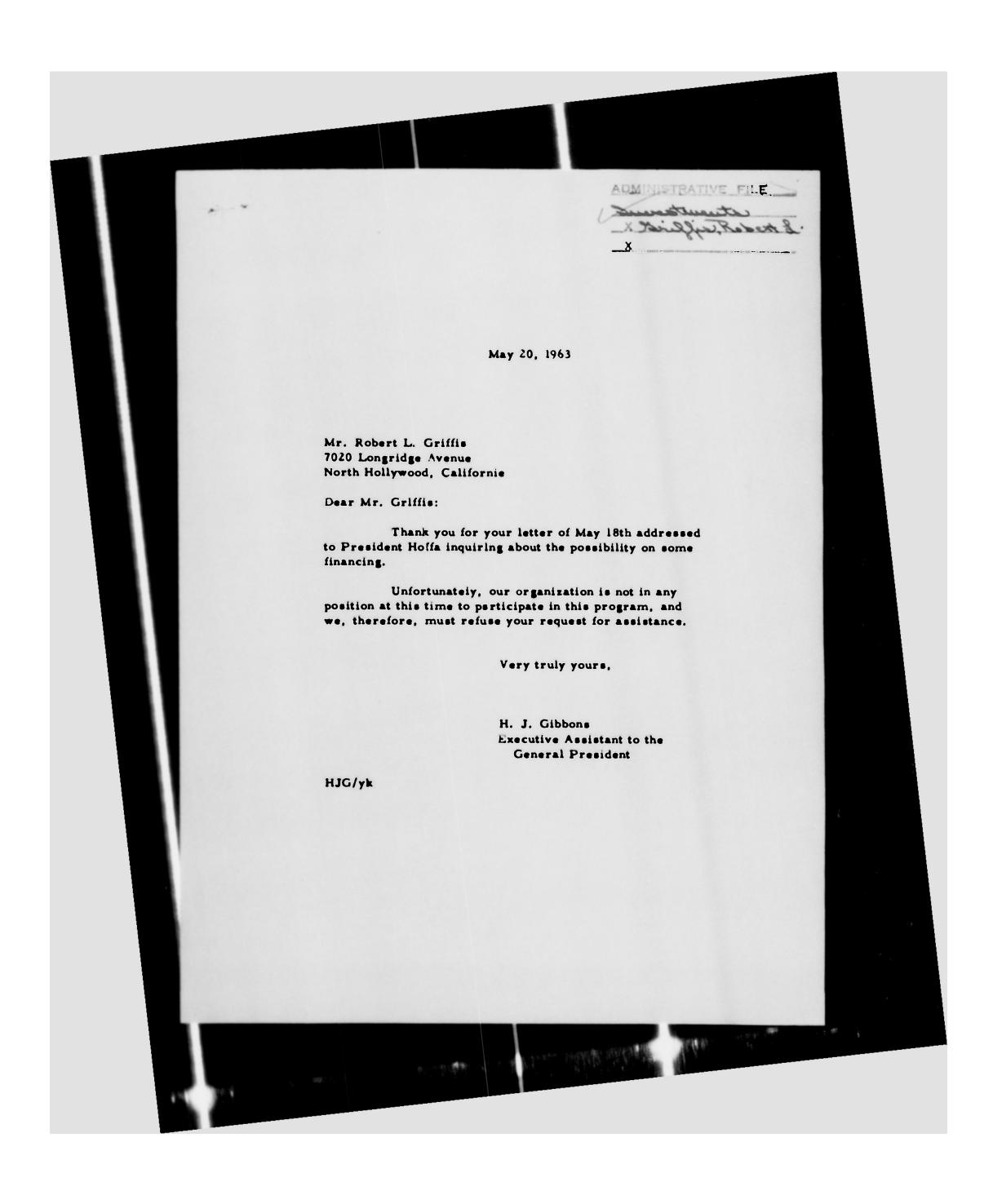
Faiths, Serving the Upper Peninsula Area

IIA to ansitio Toined for Senior Citizens of All

# Crystal Manar



A Venture in Faith



7020 Longridge Avenue Forth Hollywood, California May 18, 1963

Mr. James Hoffe President International Brotherhood of Teamsters 25 Louisiana Avenue Washington, D.C.

Deer Mr. Hoffa;

It was suggested by Jack Anmand that I write to you concerning a reel estate development at San Luis Obisbo Cal'fornia. I dont mean to imply that Jack is recommending this but that he realized I needed some assistance and fast so I decided to write to you personally.

I and three partners have an equity in 70 Acres on #101 Highway in city of San Luie Obispo of \$125,000.00 and have to pay off \$330,000 at once. We went into secrow with a lender for this money and he is unable to perform so we are hurting. The land is appraised at \$480,000.00 and we have added another peics to this of \$4 Acres this would be free and clear and the appraisal for both is \$621,000.00. The two peices are adjoining properties.

We would need this money for not over two years as we are assured by a Savings and Loan Company that they will finance the houses and shopping center plus the construction money. There are not many Savings And Loans that can go up there as the law restricts them due to the distance. This loss from the Savings and Loan is not binding on us so we could instead finance this phase of the long term program through you people.

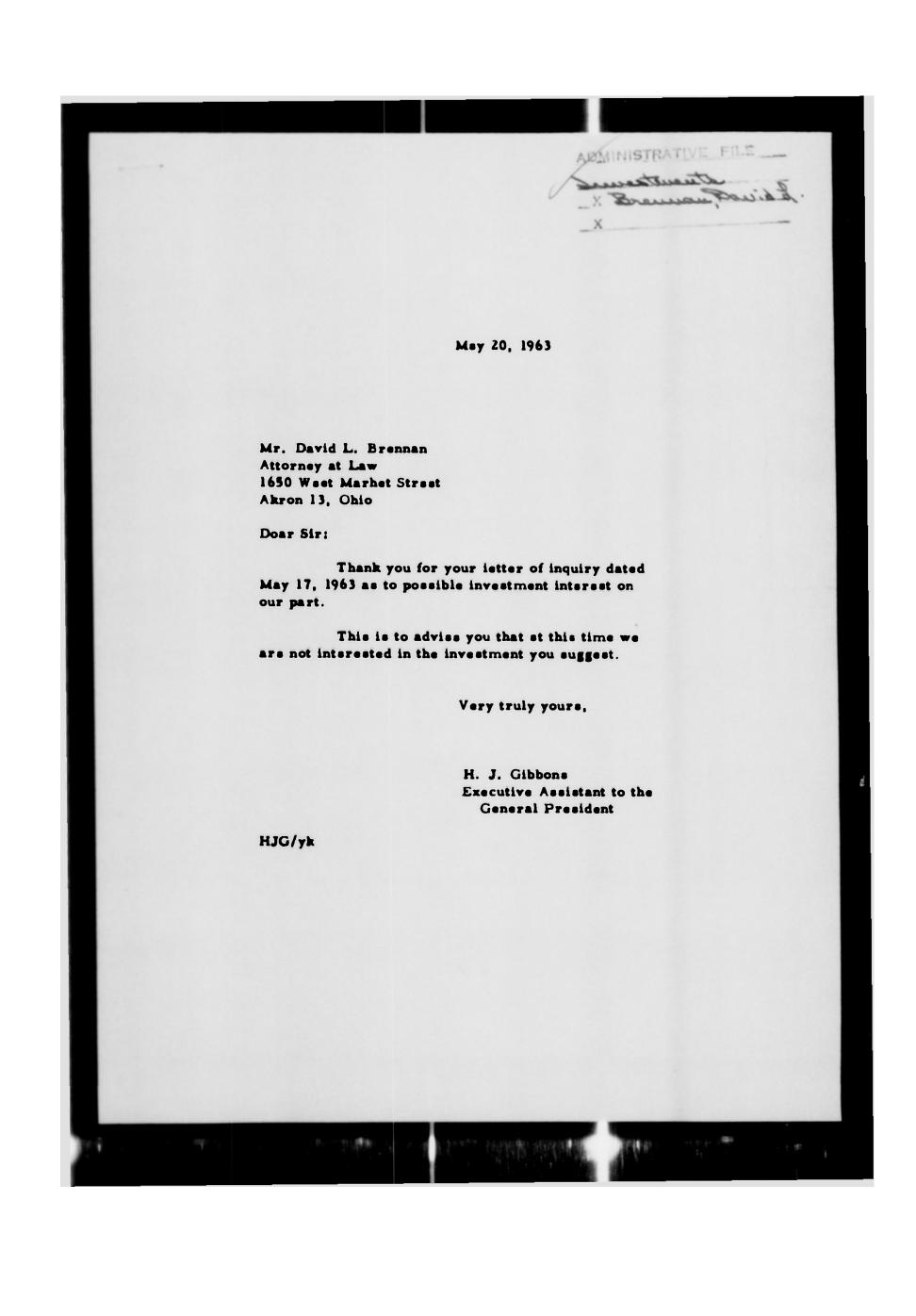
We already have fire offer from one person for one acre at \$50,000 two acree for a church at \$30,000 and twenty five signed request for hore eitee. We cannot legally take their money in California until the development 's completed.

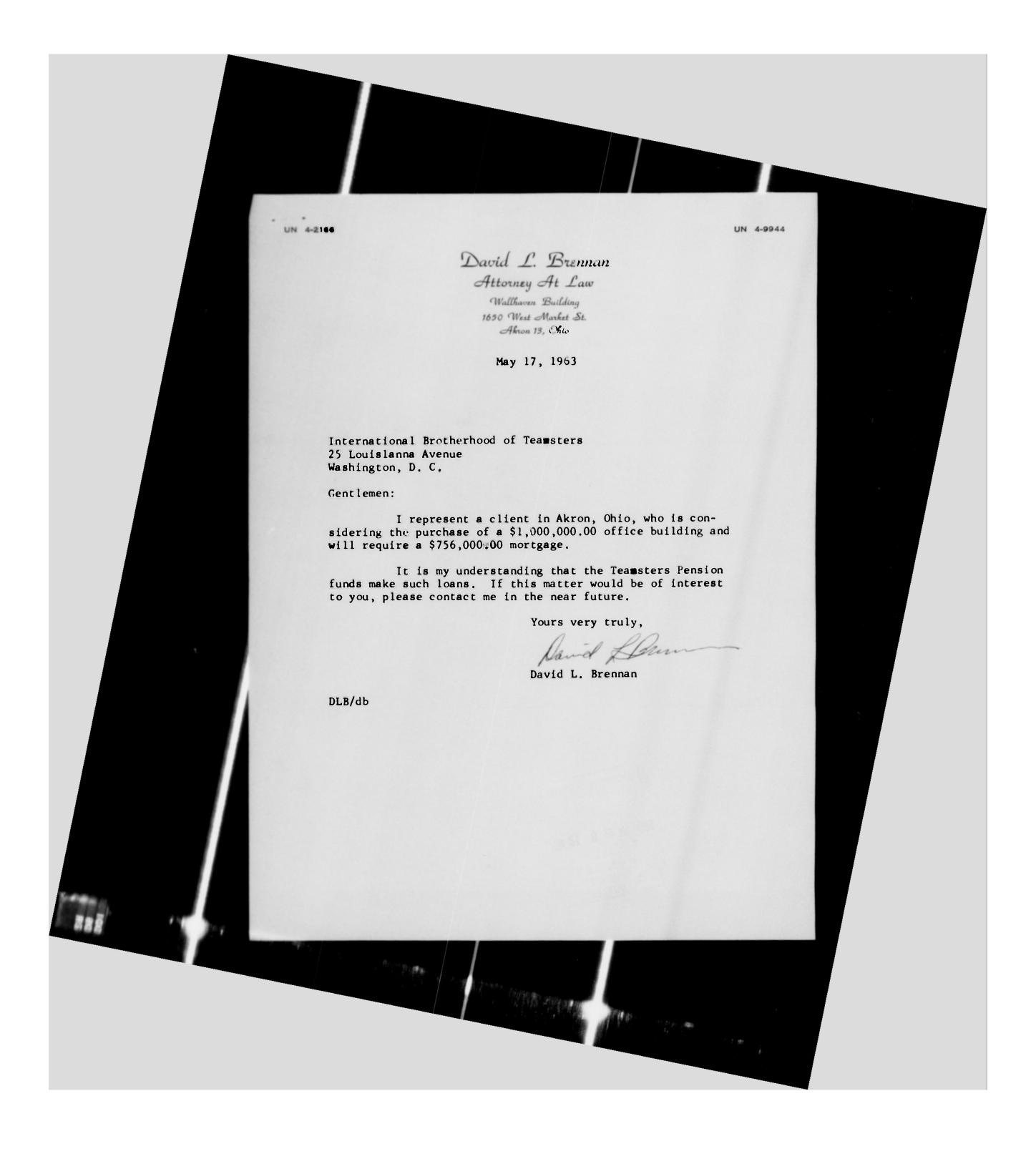
We will cell 103 homes at \$25,000 to \$40,000 and have 25 Acres left for a shopping center.

If there is any chance that you can assist us without damaging your case or continuing fight with the Attorney General it will be greatly appreciated, and also if you do not have anyone in this state to represent your please consider us . You see we are always hearing that some lender out here represents your financing and we have yet to lecate such a person or persons.

Whether or not we get the loan I still wish to extend to you my hope that you can continue to win in this vandetta against you and the Union.

Robert L. Griffis Phone 765-8119





ALLO TISTHATIVE TILE

Chonicle Publishing

Malson, Same B.

May 20, 1963

Mr. Sam D. Melson Chronicie Publishing Enterprises, Inc. 33 South Ocaan Street Jacheonville, Fiorida

Dear Mr. Melson:

Your letter of May loth addressed to President Hoffs has been received in this office.

Our organization at this time is not interested in acquiring any newspaper.

President Hoffa did ask me to express his thanks to you for your additional comments.

Very truly yours,

H. J. Gibbons

Executive Assistant to the
General President

HJG/yk

" 诗情神

## Chronicle Publishing Enterprises, Inc.

OFFICES: CHRONICLE BUILDING, 33 SOUTH OCEAN STREET
JACKBUNVILLE, FLURIDA

May 16 1963

PHONES 6-1261 - 2 - 3

Mr.Jas M.Moffa, Washington, D.C.

Gear .r. billa:

I own and operate, as a subsidiary of the Chronicie, the Florida Labor Journal, a 19 year old paper.

av- often thought that you might be interested in acquiring it for a variety reasons I can imagine.

If you're interested, I swait your a greations of information you might wish, where I could discuss it with you or your representative.

Best of luck in your Bobby feud. My only objection to your tv interview was your conceasion that he had one admirable quality.

Cordially,

CONTRACTOR OF THE STATE OF THE

ADMINISTRATIVE FILE

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X Control Souto Epifonio

X Cinthon, Johnson tomo

May 16, 1963

Salvador Gomes Cintron, Pres. Central Santa Epifania Edificio "Mijares" - Esquina Mijares Caracas, Venesuela

Dear Mr. Cintron:

Your letter addressed to Mr Hoffs, dated May 6th, has been received in this office. Unfortunately, the only fund from which such an investment could be made on our part is a fund organized under the laws of the State of Diinois which prohibits any investments in any enterprises outside the limits of the Continental United States. We are therefore unable to participate in this venture.

President Hoffa asked me to thank you for writing to him

Very truly yours,

H. J. Gibbons
Executive Assistant
to the General President

HJG/mc

.

C. A.

#### CENTRAL SANTA EPIFANIA

BANTA LUCIA

EDIFICIO "MIJARES" - ESQUINA MIJARES Caracas Vinezuela CABLE: "GOMECO" APARTABO No. 8904 TELEFONO: 82.61.50

May 5th, 1.963

Mr.
James R. Hoffa, President
International Brotherhood of Teamsters.
Washington, D.C.

Dear Sir:

As all the big organizations today, are looking to diversify their investments it occurs to me, having a marvellous property producing refined sigar that it might interest your Organization to invest in this industry. Our Company is capitalized at Dollars 2.000.000,00, and I have a controlling interest in same. We desire to sxpand and need financial backing. I will be willing to sell 50% of my shares only but with the proviso that same can not be sold to anybody but to me or my shares to you, so that the control of the Company is in our handa.

We have plenty of land to expand and our plant is modern and can be increased to meet a larger capacity. We have cattle land, irrisation water from a river, good road, and the price of the sugar is very high.

We are situated 25 Miles from Caracas.

Besides being a good investment there are other opportunities connected with your investmente here, which we could explain to you in a personal visit.

Regarding references as to myoolf I beg to refer you to the Morgan Guaranty Trust Co. 23 Wall St., New York City.

Awaiting to hear from you I am

SAKVABOR GOMER CINTRON

PRESIDENTE

Yours Very Truly

AZUGER BLANCA NIEVE SU MEJOR ALIMENTO

C. A. CENTRAL SANTA EPIFANIA evers: Dêmêse CARTONIA .. ..... .. . ... Anathem as the SAUTA LUBITA BOST CO MIJARES - BOSTING MISE ------CARACAS - VENEZUELA May 4th, 1.963 James B. Hoffe, Provident Interesticant Protherhood of Temptore. Veshington, D.C. Dear Sir! L. Moon As all the big ergosisations today, are looking to diversify their investments it occurs to me, having a marvellome property profesing verteed ever that it eight totorest your freedoation to invest is this isdustry, Our Company is espitalised at Dellare 2,000,000,000,000 I have a sentrolling interest to seen, We desire to expend and send finematal hanbing, I otil he milling to soil sos of oy chares only but with the province that some one not he sold to soybedy but to se or my sheres to you, so that the scottes of the Coopery is is out heads. To bere pleaty of land to copeed and our pleat is vedere and ose be learnesed to meet a sarger especity. To have cattle inco, irrigation vator from a rimor, good road, and the price of the sugarnis (werrehighose you suggest. However, we will be Ve are elimeted SS Miles from Coreces Posidos heing a good invostment there are other opportunities connected with your investments here, which we could region to you in a soromal visit. uld be made directly to Real Estate Research, Inc., Perges Westerly Trust Co, 29 Well St.. Nos York City. Availtieg to hear from you I am Toere Very Twely CALVADOR COMEZ CINTRON H. PRESIDENTE Executive Assistant to the General President HJG/yk



ADMINISTRATIVE FILE

Stiest of Colifornia

X Moon W. L.

May 16, 1963

Mr. W. L. Moon Firet of California 1314 Lincoln Avenue San Rafael, California

Daar Mr. Moon:

Thank you for your letter of May 13th, and I want to express our appreciation for your kind offer to represent our Fund in the placement of mortgage loans is your area.

It is not our practice to designate specific firms for the purpose you suggest. However, we will be happy to accept any proposal for investment that you see fit to make to our Fund from time to time. These proposals should be forwarded to the Secretary of the Fund, Mr. Francis J. Murtha, 29 E. Madison Street, Chicago, Illinois. Any proposal you wish to make in respect to appraisals of property should be made directly to Real Estate Research, Inc., 73 Weet Monroe Street, Chicago, Illinois.

Again, thank you for your interest, I remain

Very truly yours,

H. J. Gibbons
Executive Assistant to the
General President

HJG/yh



P. O. BOX 517
1314 LINCOLN AVENUE
SAN RAFAEL, CALIFORNIA
454-7273

May 13, 1963

Mr. Harold Gibbons 25 Louislana Avenue, N.W. Washington, D. C.

Dear Mr. Gibbons:

It is at the suggestion of Pete Andrade of the Teamsters Western Cannery Council that I am writing this letter to introduce myself to you.

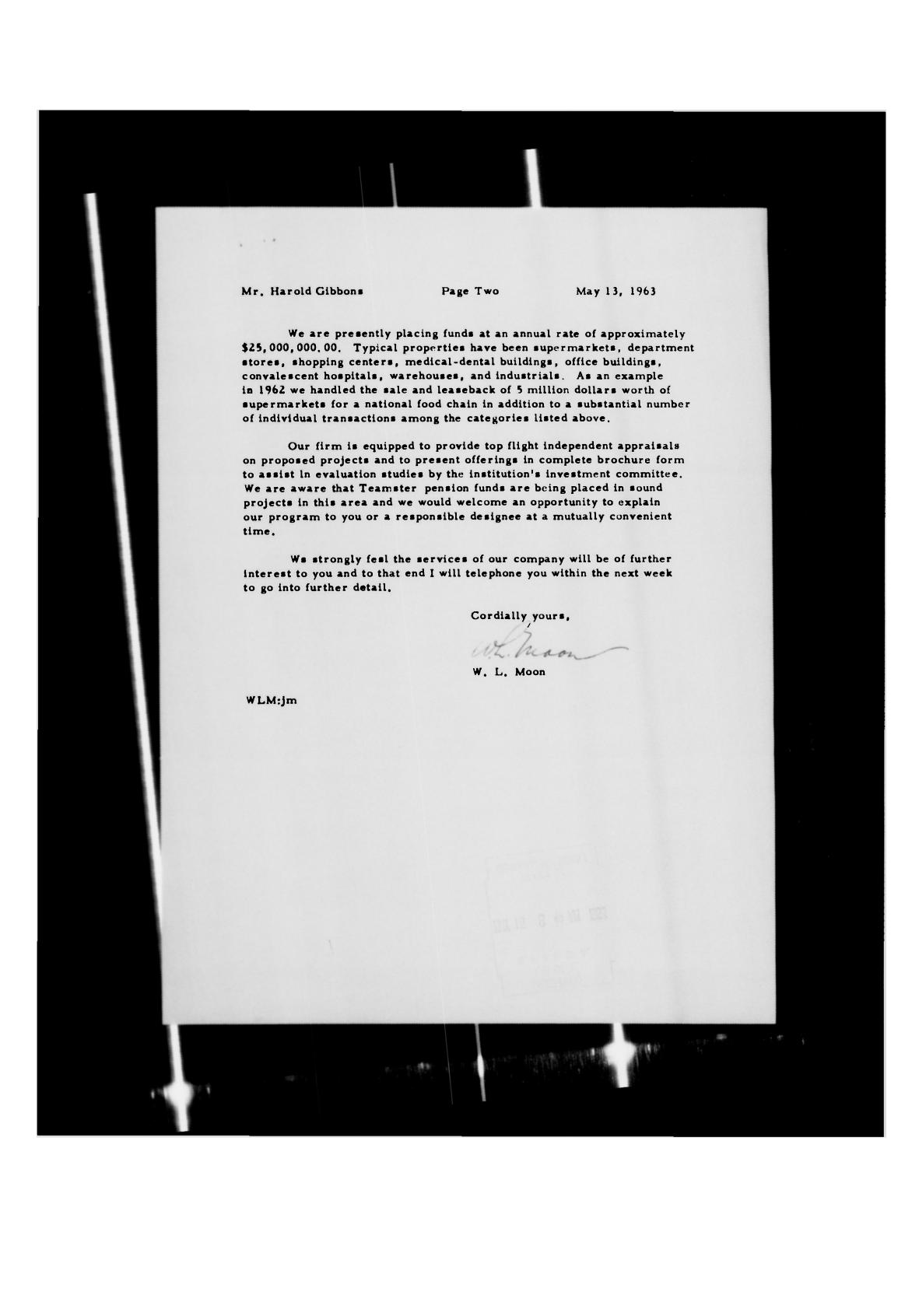
For the past sixteen years the writer and Pete have been well acquainted personally as a result of our initial introduction in Salinas, California, during 1947. At that time I was handling labor relations on a local level for Sears and Pete was Secretary of the General Local covering the Salinas Valley.

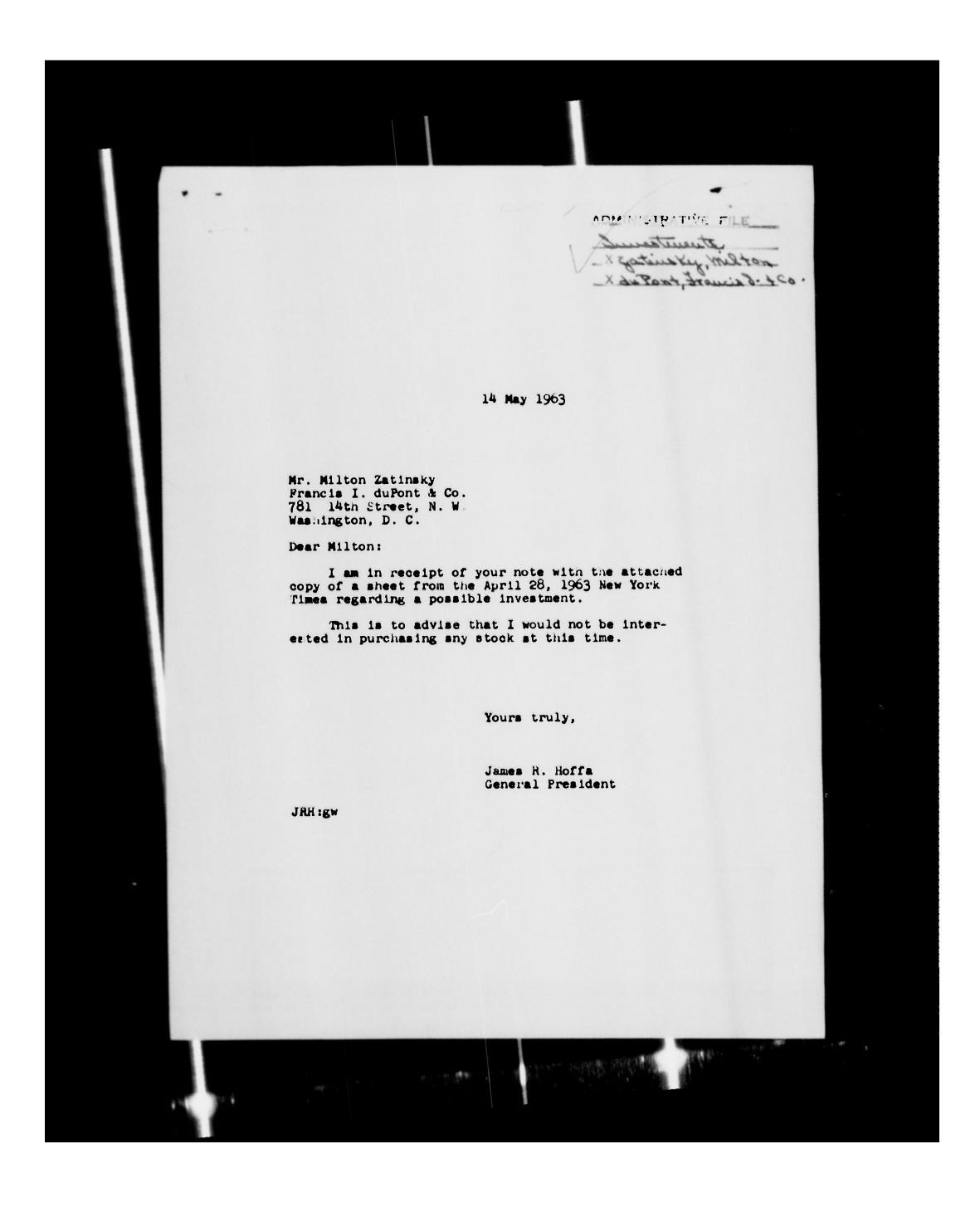
Over the years our families have become acquainted socially and we count the Andrade's among our long standing close friends. The above recital is given so that you might better appreciate the spirit in which this letter is written.

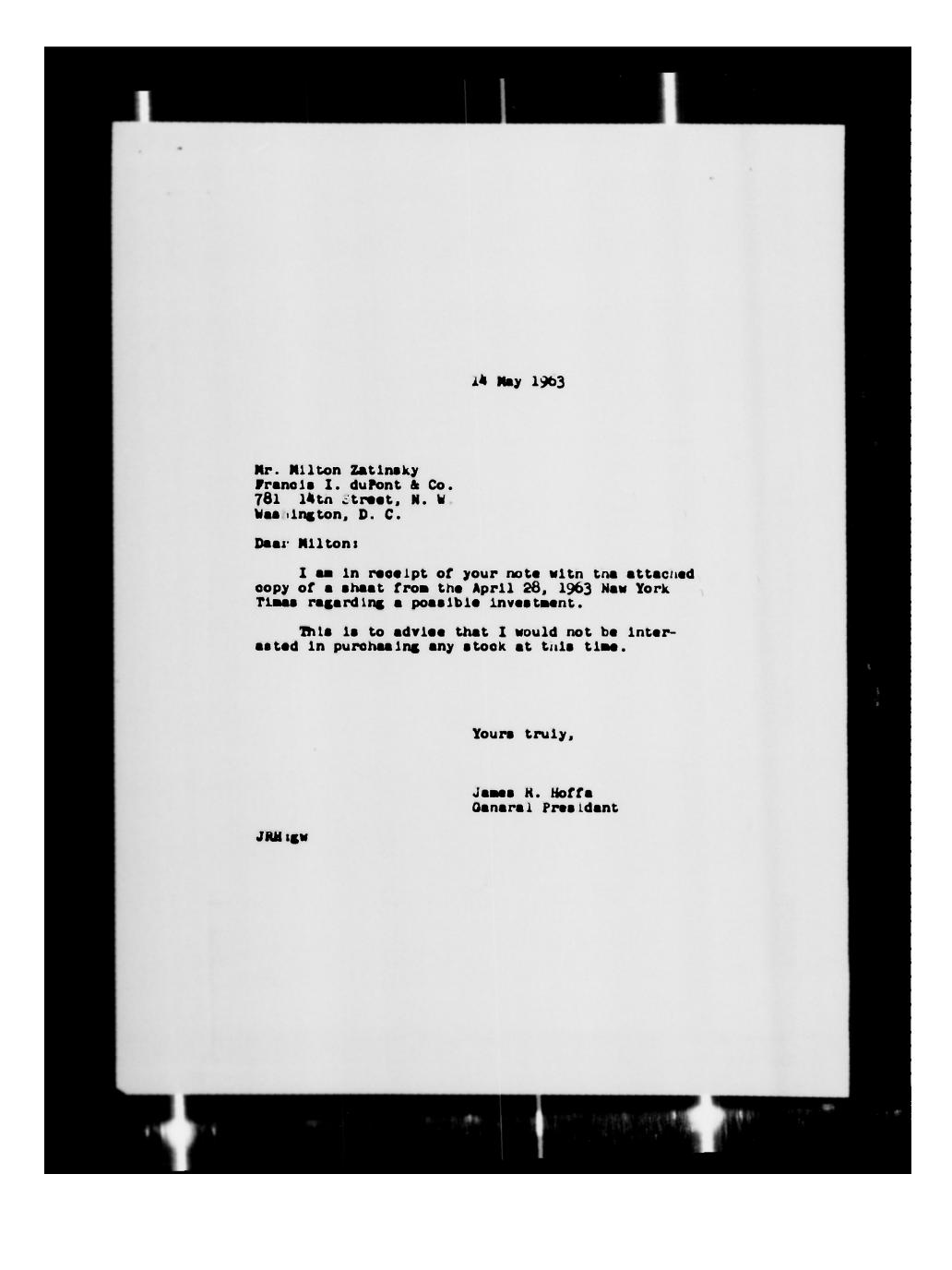
Our company is currently engaged in development of a new headquarters building for the Western Conference located in Burlingame on the San Francisco Peninsula.

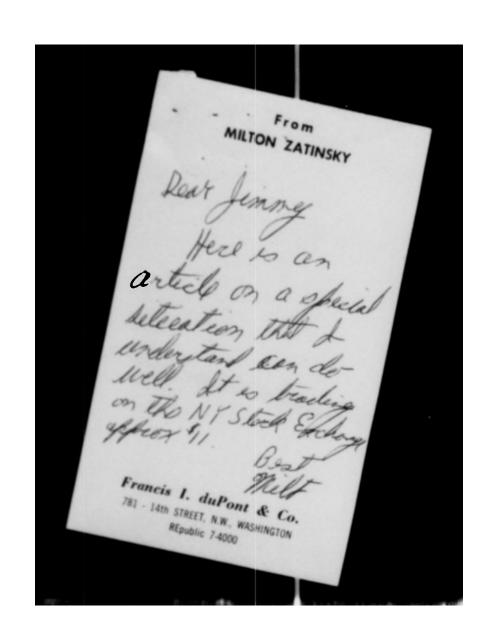
During the course of our discussions relating to this project, our conversation recently turned to commercial and industrial financing and as a result Pete suggested I contact you relative to the possibility of our firm representing Teamsters pension funds in the placement of mortgage loans or in acquiring purchase-leaseback properties.

For your information, our firm has been engaged in commercial asd industrial financing in the Western states for the past fourteen years. Our present sources of funds are insurance companies, both life and fraternal, some of whom we represent on an exclusive basis. We desire stablishment of additional sources of funds as the demand for mortgages has been increasing steadily.









## Personality: A Proponent of Diversification

**UNARCO** President Backs Expansion

Into New Lines

By ALEXANDED B. MAMMER

Edwin R. Hollin stopped introvhot orig committeed a diseasal situation when he became president of the Union Asbestos and Formed in 1010, the company

the of relirend mp of the ren-from \$1.53 as 1987 to \$ conta to 1980. To se moltory www. a prespects at that to

ings ensepulted in 66 cents of annount 1861 and in 61 cents of annount 1861 and in 61 cents of inet year. Mr. Mohin perlitest lish year sales and o'dl advonce at least 35 par cent cheve the 1966 level. Union Askenten year race in \$16.782,630 from \$10.886,6.5 to 1961

Materials bandling equipment, whether it involves wareor supermarkets, intrigues Ed Hokin of UNARCU,

Mo, which had fallen on hard

Materials bandling equipment, whether it involves mare or supermarkets, intrigues Ed Hokin of L.N.A.E.(i).

By industry and lags often and its disposal of cerament a decada behind auto mated production techniques ply divisions (it sold its high-and controlled the creditors among the same methods in story year) it is still keeping a gooding equipment they utilized 10 size foot in the railroad door years aga. The sold idea that The company makes load only the methods is an dividers, side fillers, electric air benefit from materials-handling circulators and special tailored.

benefit from materials-handling circulatora and special tailored

The Honia form over the top ager inventories in all levels at Union Anti-vian by buying of business of UNARCO amost recent customers in file field in the remetter concern of Marine Rolling Mill note, lar, of Chicago lat the complete atterior for Factors and Sheling was controlled by the finally still awas in but if the finally still awas in but if the materials-han ding equipment for the center including storage racks, adjust and other mentions but a smap dochs in many designs.

The UNARCO president has ownered to the two day the railroads will make a financial comeback in freight cars.

The UNARCO president has ownered and the railroads will make a financial comeback in freight cars.

The UNARCO president has ownered at time by switching the company a product line from the railroads will make a financial comeback in freight cars.

The UNARCO president has always believed that some day the railroads will make a financial comeback in freight cars.

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The UNARCO president has some day the railroads will make a financial comeback in freight cars.

The UNARCO president has some day the railr

He was anything but a smap dochs in many designs. He had joined Usino Aanaseven years earlier in an tive aspectly and had set was an excellent example of the inspectation of the mean in a company. He conflicts mean the acceptance of the family who wanted the father and other means approximate in the inspectation of the inspe

Materials Handling Isn't Understood, Hokin Believes

toy grocery cart for children selling for less than \$10. Mr. Hokin is also interested in futher expansion of its mater-ials-handling line. He disclosed that "we are now looking at a few possible acquisitions in this field and are hopeful that we will soon find the right one.

The diversification-minded president was born and attended

school in Chicago. He was erad-uated from the Morgan Park Military Academy and from the University of Illinois with a B.B. in 1937. He then studied

ms. in 1937. He then studied metallurgy et the Illinois Institute of Trechnology.

During his summer vacations from collegs he worked in various steel mills as a laborer because he "wanted to know how they make steel."

they make steel."
In 1938 he joined International Rolling Mill as a steel salesmen at \$70 a week. Two years

He accomplished this in

# Personality: A Proponent of Diversification

## UNARCO President Backs Expansion Into New Lines

Materials Handling Isn't Understood, Hokin Believes



Mr James Haffa, Preschent.

Suternsteend Bratherbook of Learnters Chargers Harchausenner,

Leventy Fer's Leccusional Art H. H. Washington, Oc.

Dearth Hoppa. Our Electric Prevent Leapens.

Dearth Hoppa. Our Electric Paever Sceppliers on ever med Continent area are in the through using their Engineers formulated propertions and plans for needed meet Renewatering Plants and transmisseem lenes. Their needs for Enotreet ion funds to equal the needs for mare Exective Poever is going to be explicitly needs and funds come from both types of Electric Poever Receptions and frends Come from both types of Electric Poever Scippliers, that is

Caapendern and Prevale Stock Companies.

Mr Hopp I can pled for you and your organized in tremendance funds and Commitments for with these electric paper suppliers on a continuents for with these means hered money for long years periods to there people. This build just or we this Part week end I met with they knowly a look and compene my exorts to one mely suppliedly with I get it in your fromment to suithory met in your and laculayent for Indometals to have for such present for and muttals to have for such present looms perment for a now driver in an area of expressment or next troops by troking pees, I shall give the raw draw draw an area of expressment or regetting by saw fearthing to provide a regetting to reach the saw draw draw there is a regetting to peer fearthing committees.

F.R. Barrett

AZMINISTRATIVE FILE.

May 10, 1963

Mr. Earl A. Wyatt 1018 Continental Bank Building Houston, Taxas

Dear Mr. Wyatt:

This will acknowledge receipt of your letter dated May 9th advising us of a good investment possibility.

This will advise you that our organization is not interest in this project.

Very truly yours.

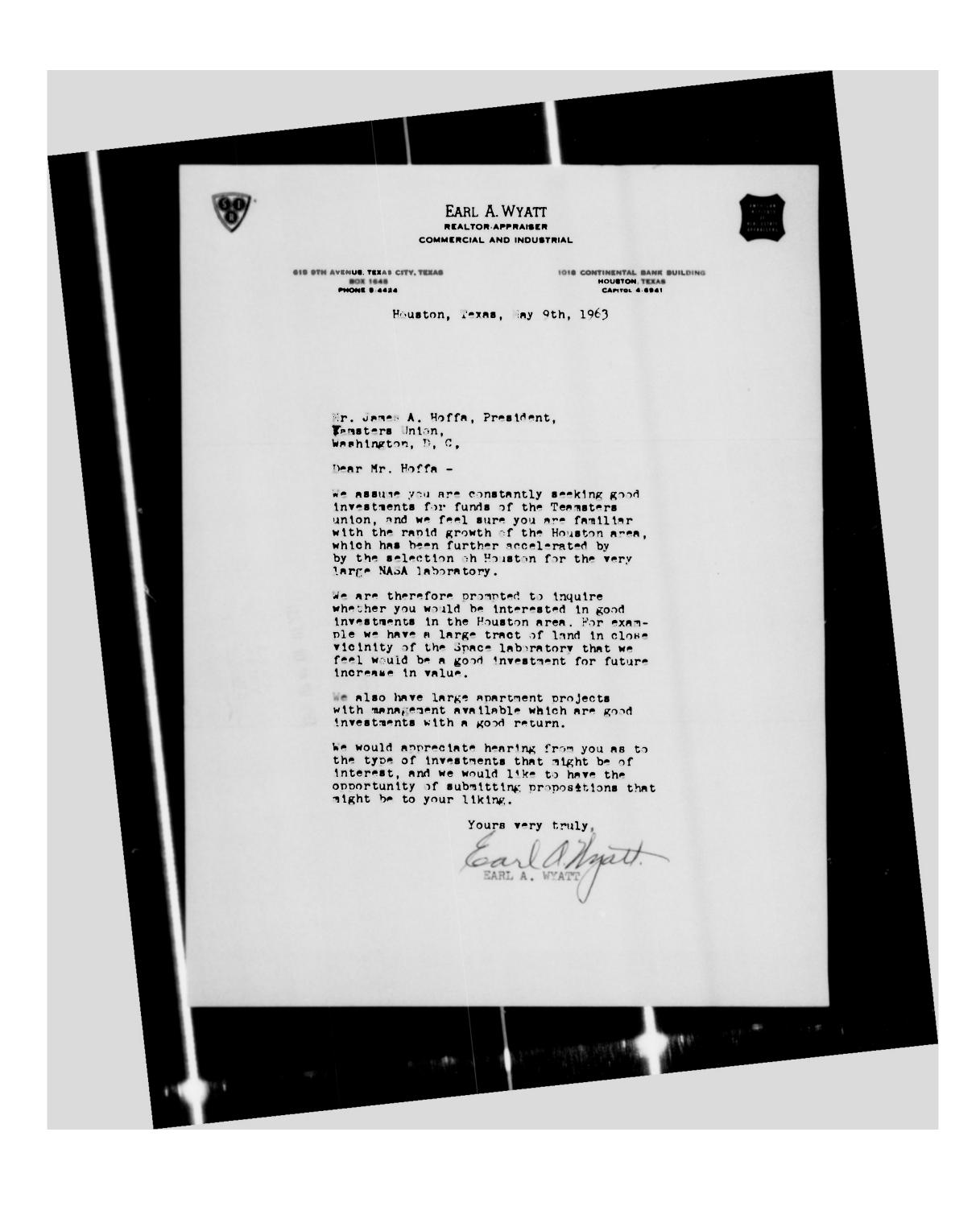
H. J. Gibbons

Executive Assistant to the

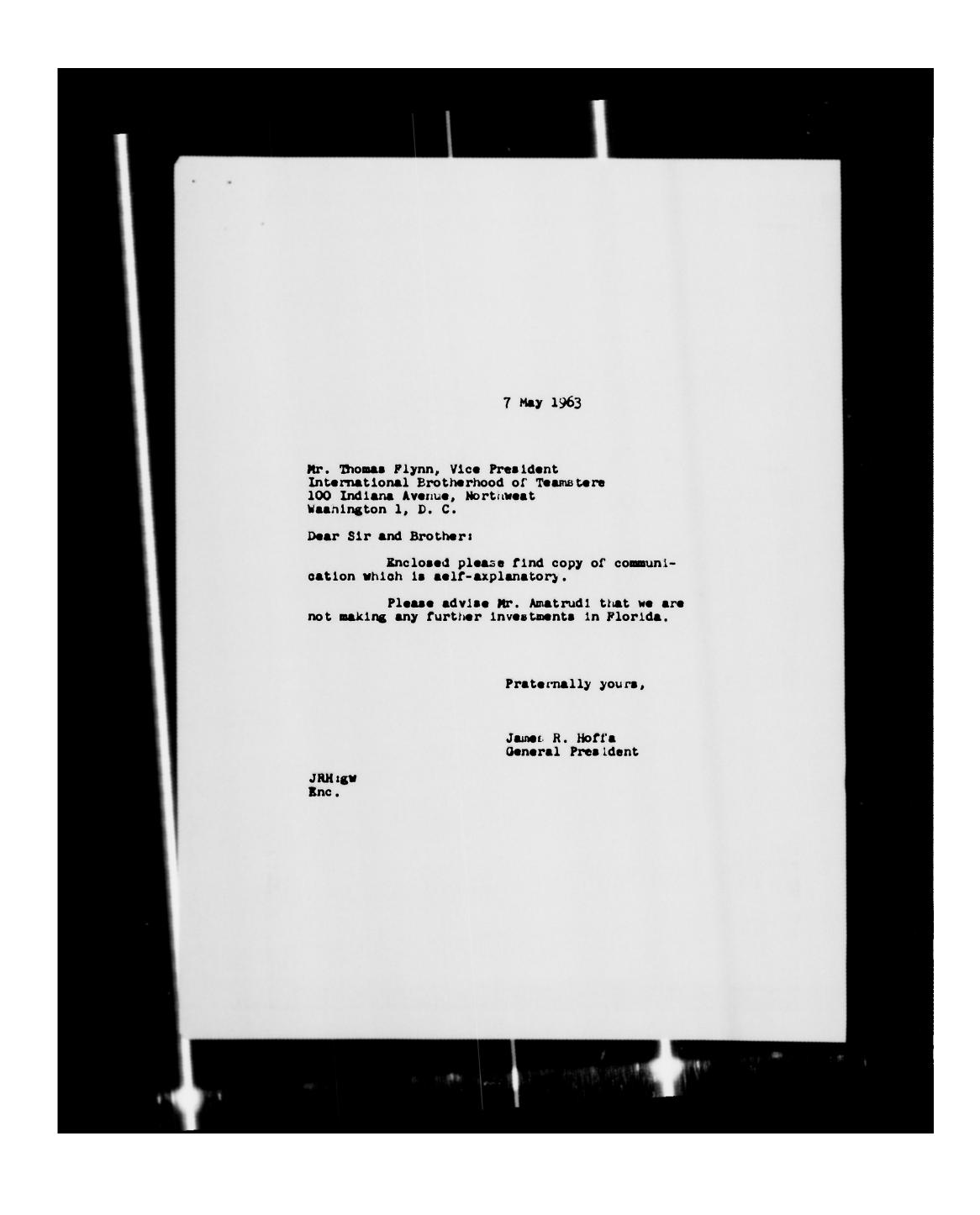
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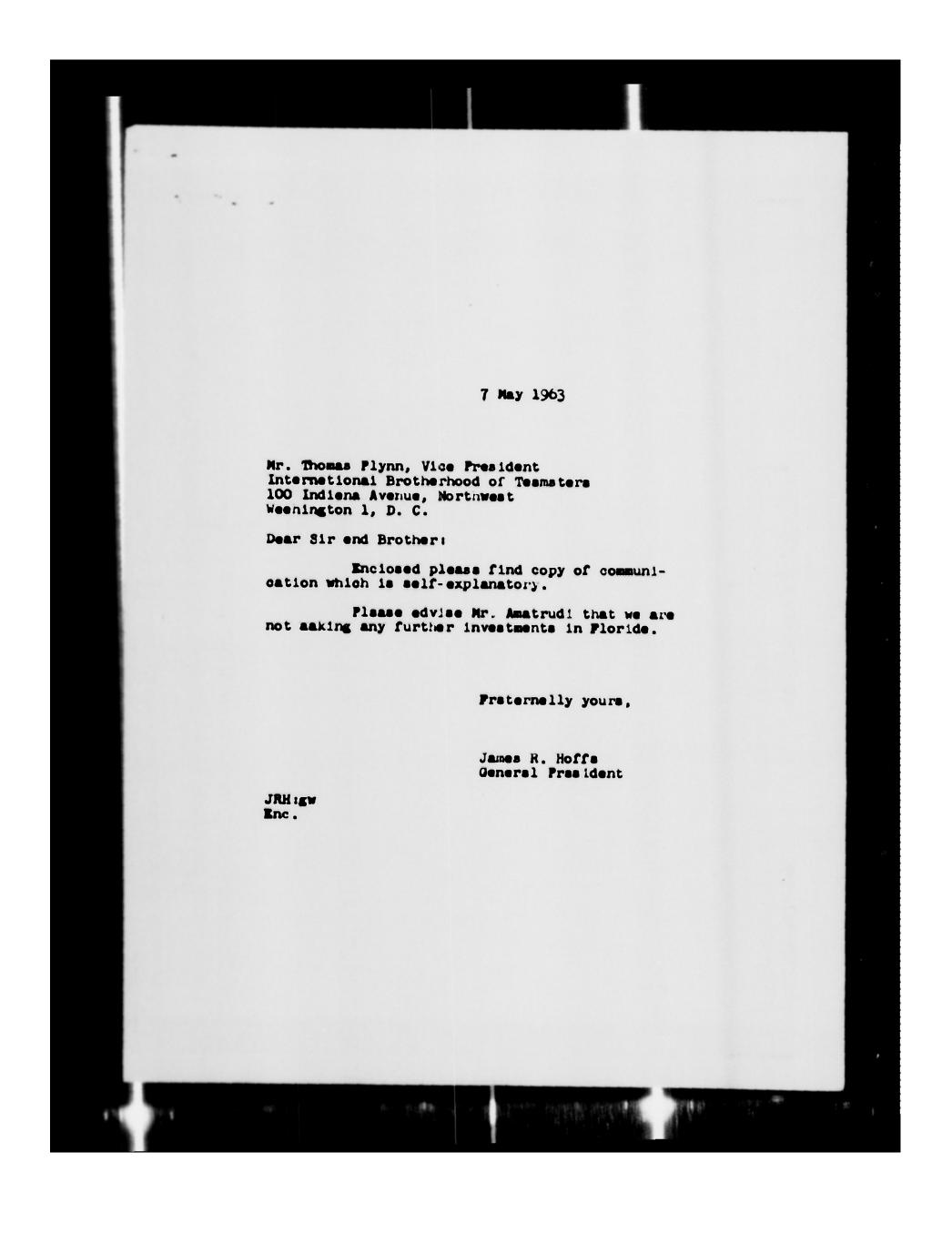
HJG/yk

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GENERAL CONTRACTORS

COMMERCIAL - TELESTEE - RESIDENTIAL - LICENSED AND INSURED

P. O. BOX 2185 COCOA BBACH, FLORIDA

Bus. Phone 783-7661 Res. Phone 783-8297

Pag 2, 1963

James R. Hoffa Suite 806 Warwick Hotel Philadelphia, Pa.

Dear in Holla:

I'm works I have never had the pleasure of meeting you but as an introduction me brother Nicrolas vinetuali, who works for Tom Flunn of the castern

I am writing in record to some investments which are very good and sound

I have a piece of land which I have purchased on North Urlando
Fighay NA, between North Ind and 3nd St. in Coca beach. with a

I have plans all made for a three story visice building with a

of 36,000 so. lt. The plans are already approved by the building

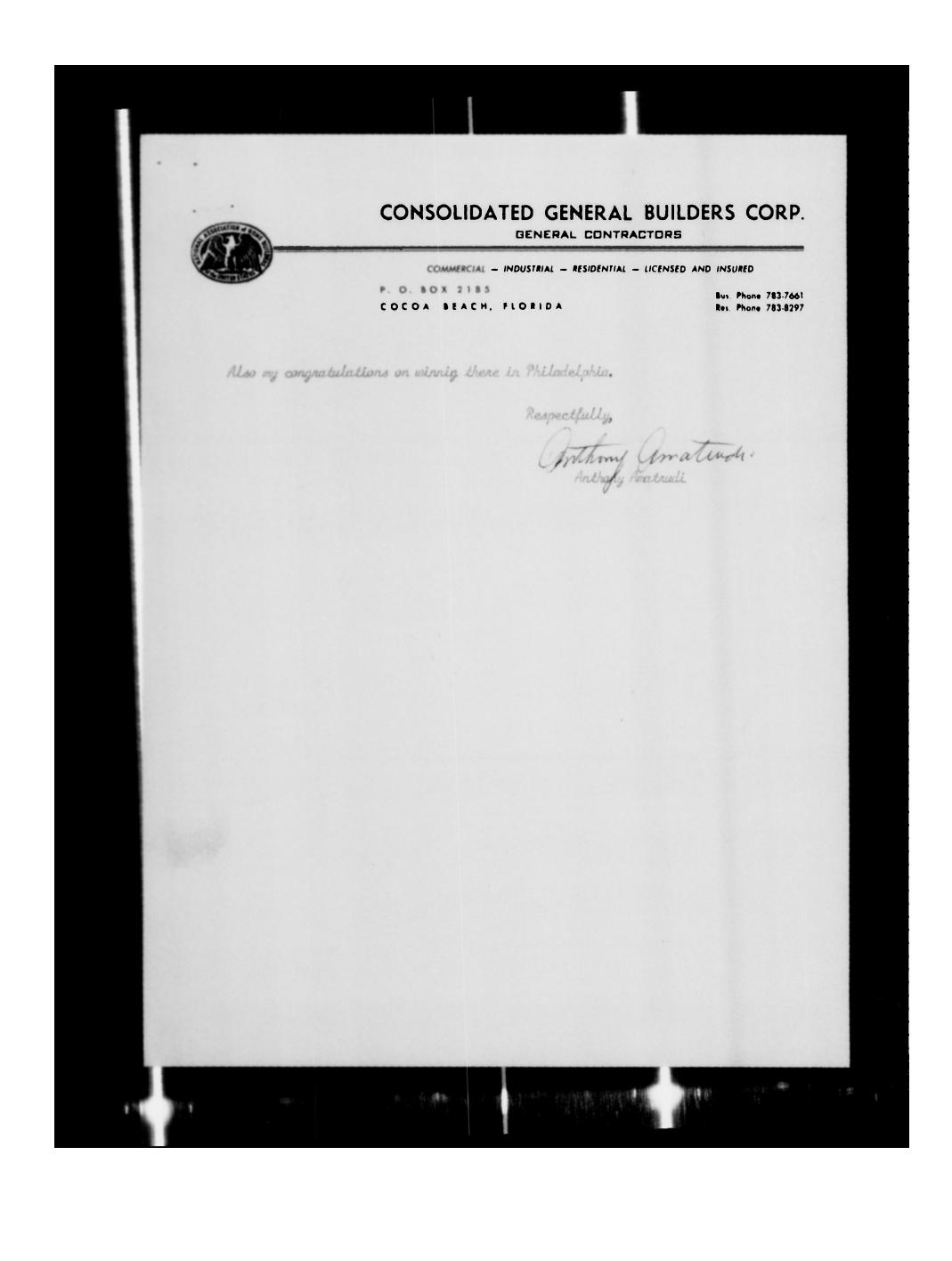
land to either a value of \$535,000. The Profit and Loss Statement made by

expenses are far in excess of what I believe they will be I. I have a

mantgage ready to go on this property, but of course it you can arrang
then we can cancel the one we are conking on viccourse I have all the necessar

I do have other investments here which may interest you, but will not go into detail at this time, unless you feel you would like information on them.

I would very much appreciate hearing from you in regard to the fore-going.



COPY

## CONSOLIDATED GENERAL BUILDERS CORP. General Contractors

P. O. Box 2185 Coeoa Beach, Florida

May 2, 1963

James R. Hoffa Suite 806 Warwick Hotel Philadelphia, Pa.

Dear Mr. Hoffa:

I'm sorry I have never had the pleasure of meeting you, but as an introduction, by brother Nicholss Amatrudi, who works for Tom Plynn of the Eastern Conference of Tsamsters, could answer any questions you may have regarding me. I sm also a friand of Dave Fischetti of Miami, Fla.

I am writing in regard to some investments which are very good and sound investments in Cocos Beach, Fla.

I have a pisce of land which I have purchased on North Orlando Ave which is Highway AlA, between North 2nd and 3rd St., in Cocos Beach, with a 240' frontage and 150' deep. I have plans all made for a three story office building with a total of 36,000 sq. ft. The plans are already approved by the Building Dept., and the permit is waiting to be picked up. I have already invested approximately \$30,000 in the down payment on the land, plans, test barings, and a MAI Appraisal, etc. The appraisal sets the value of the land at \$75,600, and the building and the land together a value of \$535,000. The profit and loss statement made by this Appraiser shows an annuel income of \$42,805.00 (his operating and management expenses are far in excess of what I believe they will be). I have a mortgage ready to go on this property, but of course if you can arrange the mortgage than we can cancel the one we are working on. Of course I have all the necessary aerial photos, cost breakdowns, etc., needed, if you are interested in this particular investment. I'm also willing to take in a partner on this investment.

I do have other investments here which may interest you, but will not go into detail et this time, unless you feel you would like information on them.

I would very much appreciate hearing from you in regard to the foregoing. Also my congratulations on winning there in Philadelphia.

Respectfully,

s/ Anthony Amatrudi

ADMINISTRATIVE FILE

6 May 1963

Mr. Gereth Filose Menteleir School 29646 Agoure Road Agoure, California

Dear Mr. Filosa:

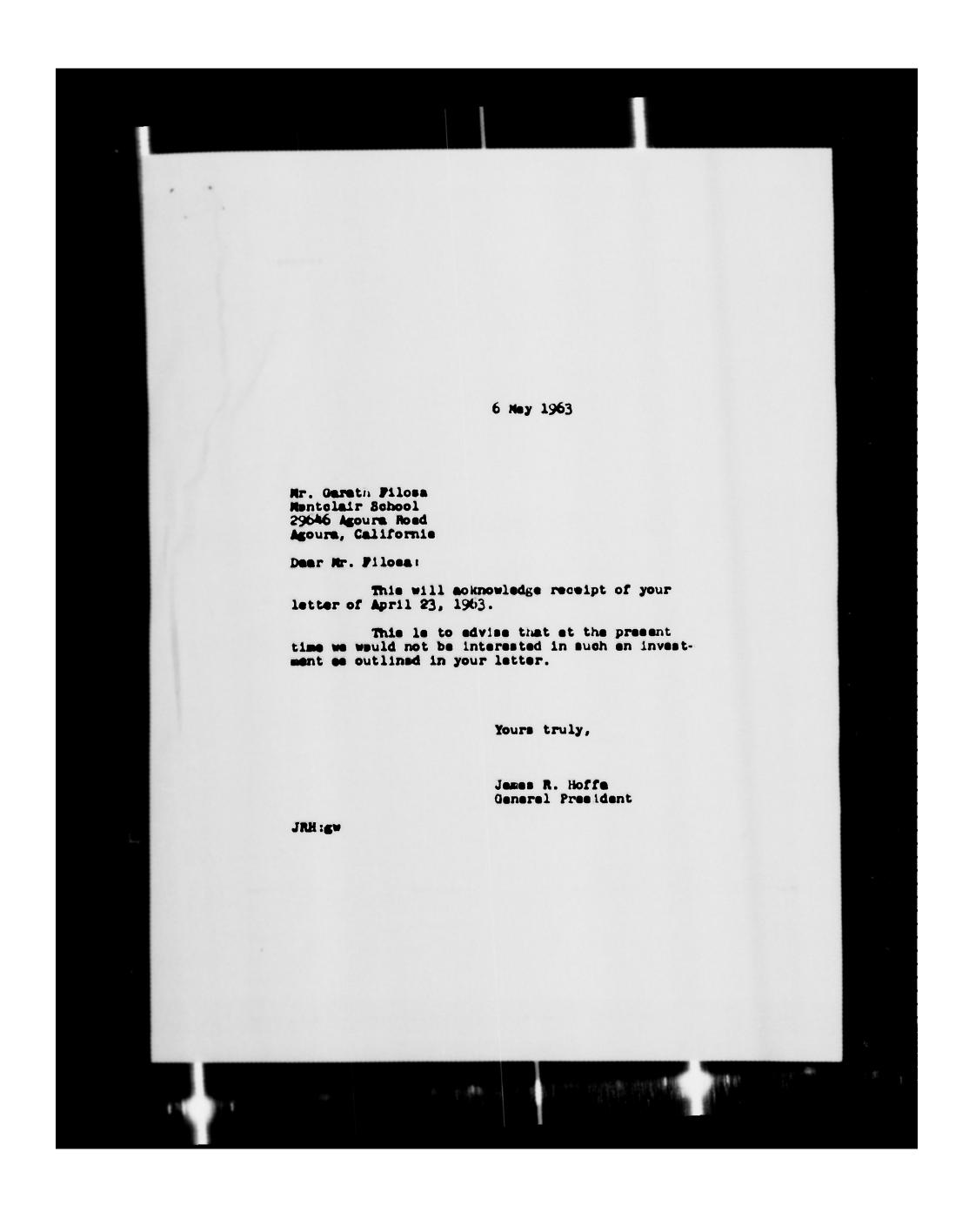
This will acknowledge receipt of your latter of April 23, 1963.

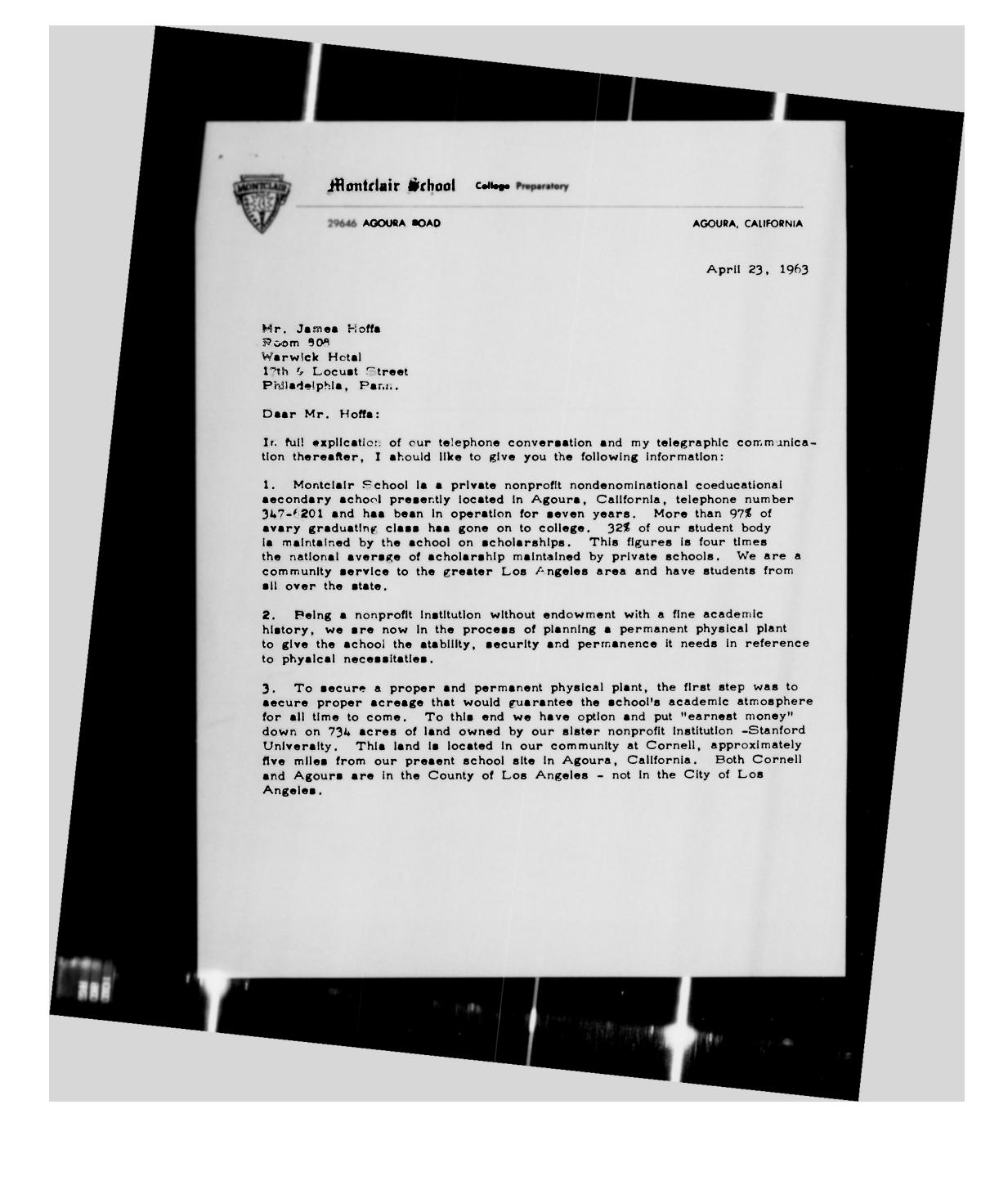
This is to advise that et the present time we would not be interested in such an investment as outlined in your letter.

Yours truly,

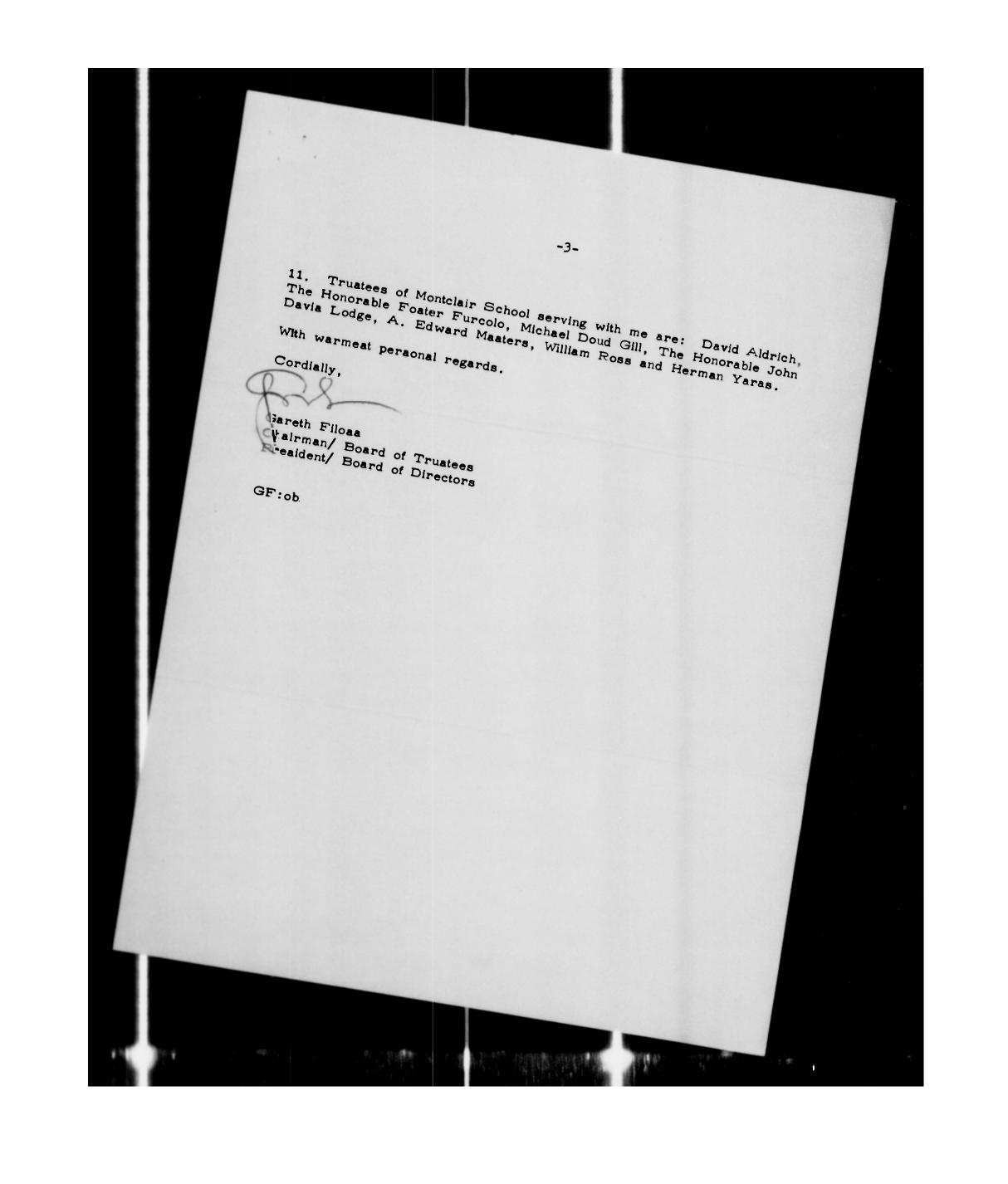
James R. Hoffa General President

JRH : gw





- 4. The total purchase price on the 734 acres of land owned by Stanford University is \$700,000. That is less than a \$1,000 an acre. Adjacent acreage is selling for \$2,500 \$3,300 per acre. The American Hawaiian Steamship Company has purchased 11,000 acres adjacent to our Stanford property for \$32,000,000 and they have contracted with Mr. Paul Truesdale, President of the Truesdale Construction Company to build on their 11,000 acres the Truesdale Estates. Mr. Truesdale builds homes which are purchased by parents in the middle-age and middle class income bracket. This is the type of parent the school services. Stanford would not sell this land at this low price to any other party except a nonprofit school such as ours. We have to go through escrow no later than the 31st of May, 1963.
- 5. In addition, our school wishes to acquire an additional 160 acres adjacent to the Stanford property. The price on this acreage is \$100,000.
- 6. Therefore, acreage purchased entails an expenditure on our part of \$800,000. We need a loan in this amount for this purpose, for which we would give a first mortgage.
- 7. The total building program, the actual construction of the edifices to operate a full school program (academic, extra-curricular and athletic) necessitates the expenditure on our part of an additional \$1,200,000 over a three year period.
- 8. Montclair presently has 170 students paying \$1,000 tuition. In the fail it will have 200 students paying \$1,000 tuition pius an additional 80 students paying an additional \$1,250 over and above tuition for boarding. The school has always successfully met its obligations with a current income. It has no endowments. It is in excellent financial shape. A nonprofit institution, needless to say, delivers no profit.
- 9. We are now in a tremendous fund raising drive. So far we have pledges of over \$200,000 and the drive has been going on only four weeks. We feel that in a five-year period we will raise \$2,500,000 contribution to the school to be used to retire any mortgage we carry. Remaining funds will be used as a permanent endowment.
- 10. If we can secure \$2,000,000 loan from the Teamster sources, we would want two years of deferred interest.





### Montchair School College Proparatory

AGOURA, CAUFORNIA

April 23, 1965

Mr. James Hoffs Room 808 Warwick Hotel 17th & Locust Street Philadelphia Pann

Dear Mr. Hoffe:

In full explication of our telephone conversation and my telegraphic communication thereafter. I should like to give you the following information:

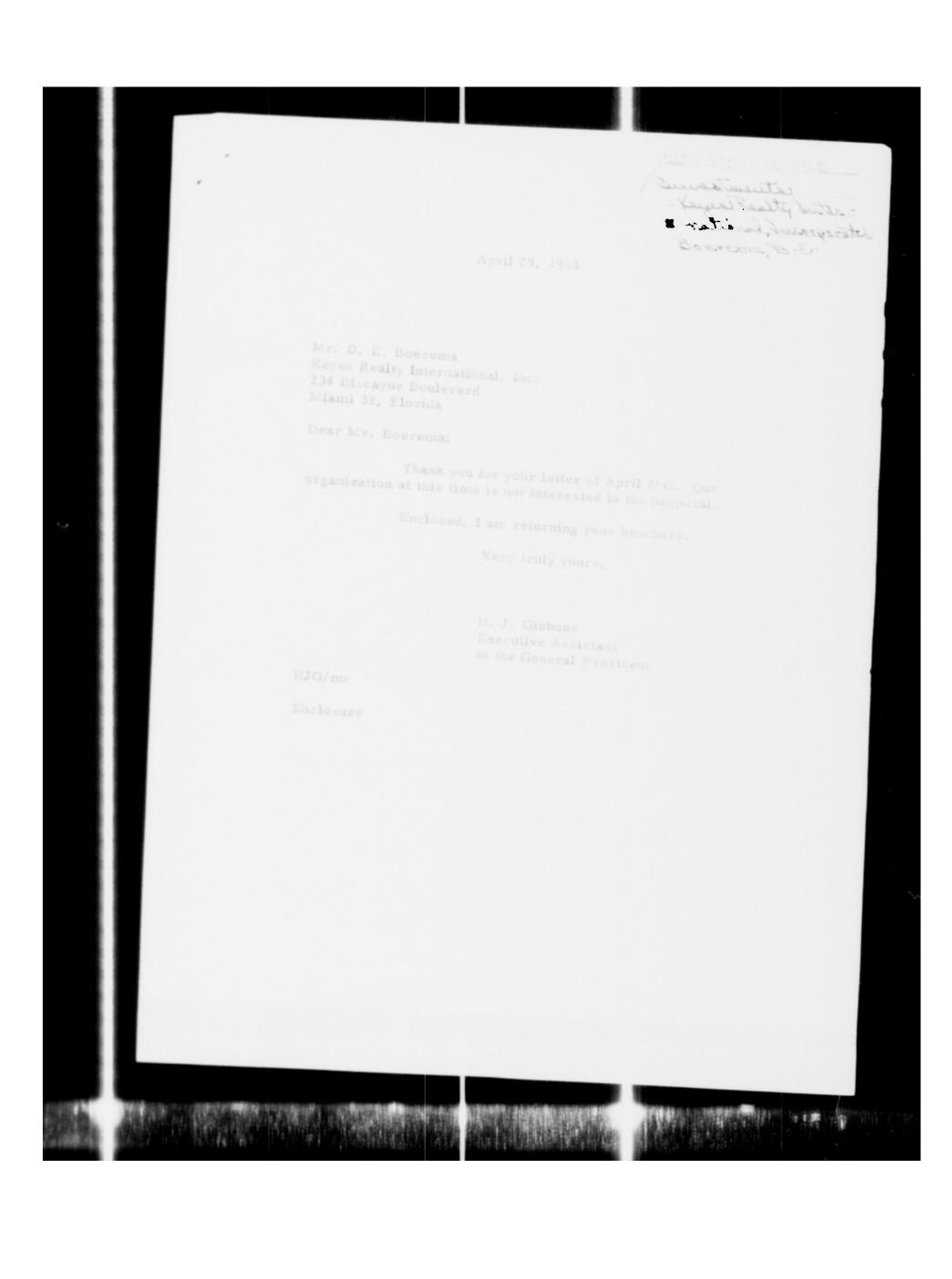
- 1. Montclair School is a private nonprofit nendenominational coeducational secondary school presently located in Agoura, California, telephone number 347-6201 and has been in operation for seven years. More than 97% of every graduating class has gone on to college, 32% of our student body is maintained by the school on scholarships. This figures is four times the national average of scholarship maintained by private schools. We are a community service to the greater Los Angeles area and have students from all over the state.
- 2. Being a nonprofit institution without endowment with a fine academic history, we are now in the process of planning a permanent physical plant to give the school the stability, security and permanence it needs in reference to physical necessitaties.
- 3. To secure a proper and permanent physical plant, the first step was to secure proper acreage that would guarantee the school's academic atmosphere for all time to come. To this end we have option and put earnest money" down on 734 acres of land owned by our sister nonprofit institution -Stanford University. This land is located in our community at Cornell, approximately five miles from our present school site in Agoura, California. Both Cornell and Agoura are in the County of Los Angeles not in the City of Los Angeles.

4. The total purchase price on the 734 acres of land owned by Stanford University is \$700,000. That is less than a \$1,000 an acre. Adjacent ecrosco is celling for \$2.500 % \$3,300 per acre. The American Hawaiian Steamship Company has purchased 11,000 acres adjacent to our Stanford property for \$32,000,000 and they have contracted with Mr. Paul Truesdale, President of the Truesdale Construction Company to build on their 11,000 scres the Truesdale Estates. Mr. Truesdale builds homes which ere surchased by perente in the middle-age and middle class income bracket This is the type of parent the school services. Stanford would not sell this land at this low price to any other party except a nonprofit school such as ours. We have to go through secrew no later than the 31st of May, 1963. 5. %In addition, our school wishes to acquire an additional 160 acres adjacent to the Stanford property. The price on this acreege is \$100,000 6. Therefore, acreage purchased entails an expenditure on our part of \$600,000. We need a loan in this amount for this purpose, for which we would give a first mortgage. The total building program, the actual construction or the edificas to operate a full acaooi program (academic, extra-curricular and athletic) necessitates tre-expenditure en our part of en additional \$1,200,000/o a three year period. -8. Montclair presently has 170 students saying \$1,000 tuition. In the fall ft will have 200 students paying \$1,000 tuition plus an additional 80 students paying an additional \$1,250 over and above tuition for boarding. The school has siweve successfully met its obligations with a current income, It has so sedowments. It is in excellent financial shape. A nonprofit institution, needless to say, delivers no profit. 9. We are now in a tremendous fund raising drive. So far we have pledges of over \$200,000 and the first has been geing on only four weeks. We feel that in a five-year period we will raise \$2,500,000 contribution the school to be used to retire eny mortgage we carry. Remaining \_mds will be used as a parmenent erdowment 10. If we can secure E.000,000 loss from the Teamster sources, we Mauld went two years of deferred interest

11. Trustees of Montclair School serving with me are: David Aldrich, The Honorable Foster Furcolo, Michael Doud Gill, The Honorable John Davis Lodge, A. Edward Masters, William Ross and Herman Yaras.

With warmest personal regards.

Gareth Filosa Chairman/ Board of Trustees President/ Board of Directors



Kenneth S Keves
President
Denald L Baerema
Rice President

REALTY INTERNATIONAL, INC.

234 Biscayne Boulevard • Miami 32 • Florida • Flanklin 1-3592 (able Address KEYINAT

April 25, 1963

AIR MAIL

International Brotherhood of Teamsters,
Chauffeurs, Warehousemen and Helpers of America
25 Louisiana Avenue, N.W.
Washington 1 D.C.

Re: Rainbow Springs

Gentlemen:

Enclosed is our brochure of a beautiful piece of property in Florida which we consider ideal for additional development as a union vacation resort and/or retirement enterprise, and which could turn out to be profitable as well.

I hope you enjoy our presentation. If the property intrigues you as it does us, please write or telephone so that we can arrange an inspection.

Cordially,

Scor

D. E. BOEREMA

DEB sh

SINCE 1938 . . . . . SPECIALISTS IN THE ACQUISITION AND MANAGEMENT OF

Mr. George A. Hormel II P. O. Box 251 Austin, Minnesota

Dear Mr. Hormel:

Thank you for your letter of April 24th, advising of the availal ility of King's Wood. Our International Union is not interested in the property, however, I am taking the liberty of forwarding it to Jack Jorgenson, head of our Joint Council in Minnesota.

There is a possibility that the Minnesota organization may be interested in the property.

Very truly yours,

H. J. Gibbons
Executive Assistant
to the General President

IJG/mc

### GEO A HORMEL II

P.O. Box #251 AUSTIN MINNESOTA

April 24, 1 of

International Brotherhood of Feausters
25 Louisiana avenue,
Washington
D. C.

Gentlemen:

The purpose of this letter is to solicit your interest in the possible acquisition of KING'S WOOD, the former Horsel Estate in Austin, Minnesota.

The property consists of about 340 scres, forty of which are landscaped and provide the setting for the main buildings which, for the past five years, have been converted and operated as a luxury inn with restaurant and lourge, known as the King's Wood Hotel.

Several large compenies have used these facilities for top level meetings, advanced menagement schools and executive seminars and, by virtue of its eize, location, beauty and versatility, is ideally suited for these purposes and readily adaptable for other uses.

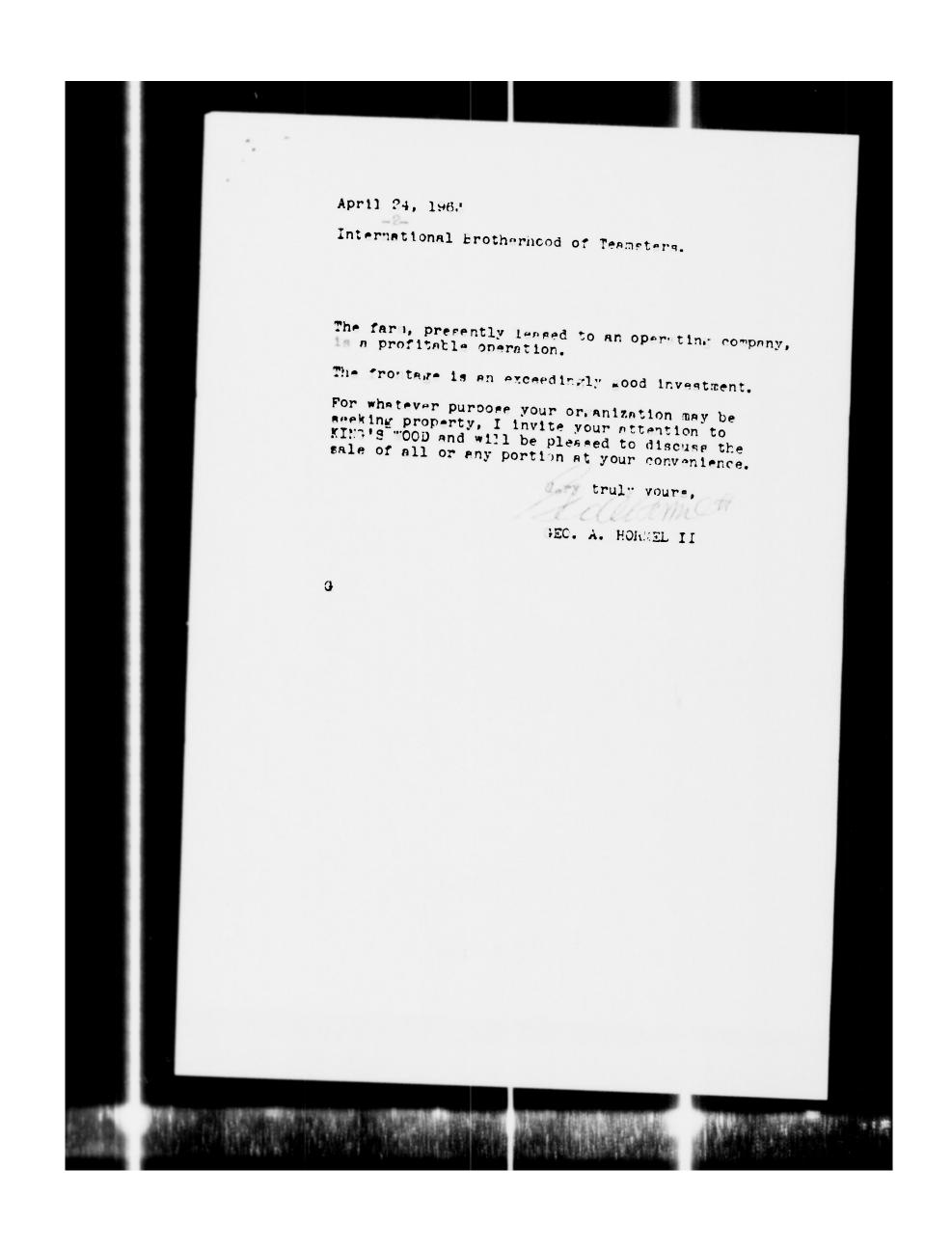
The balance of the acreage includes an 80 acre arboretum in which grows every kind of tree native to Minnesota. Another 180 acres is a farm, complete with buildings, currently under cultivation.

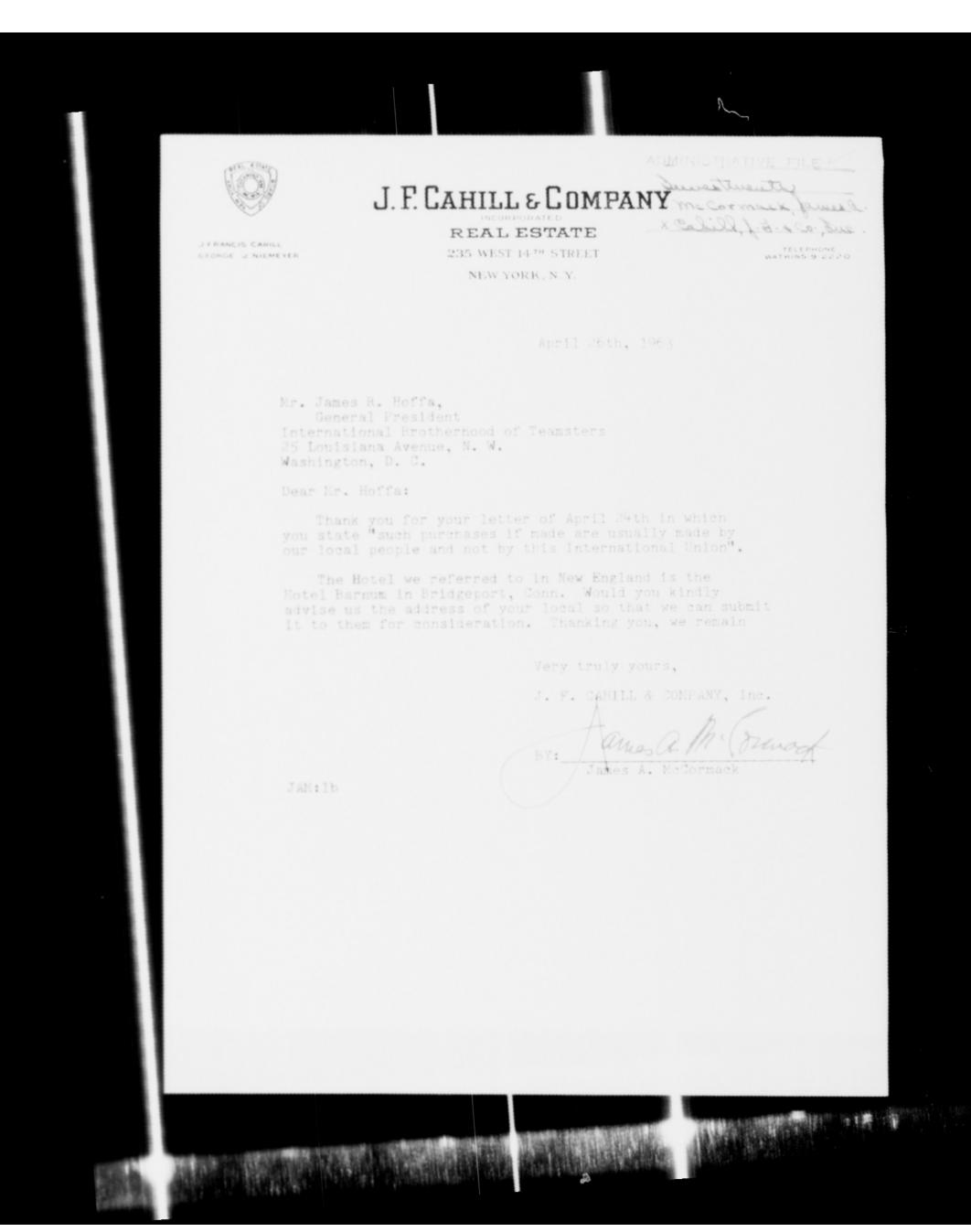
The property as a whole abuts the newly constructed Interstate Highway #30 and is served by either of two separate interchanges each providing direct access to and from the nighway.

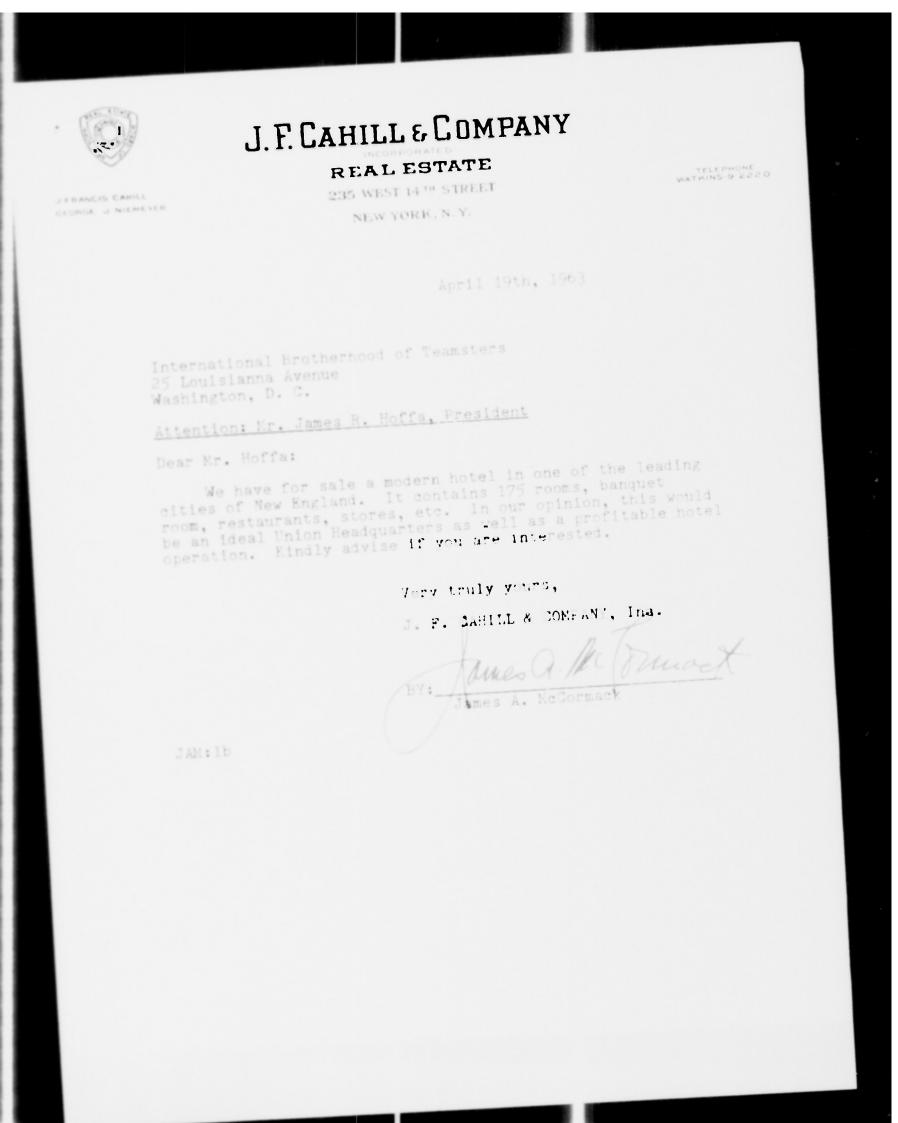
Along the half mile of Interstate frontage, between the interchanges, lies about 30 level, unimproved acres bordered with trees and about twenty feet alove the level of the highway. This frontage is within the City Limits and is comercially zoned.

The Austin Country Caub and its 18 hole golf course adjoins the property on the east. The newly modernized municipal airport is across the highway to the south.

The fully equipped buildings used in the King's Wood Hotel operation would be ideal for use as a retrest, rest home or for retirement or vacation purposes.

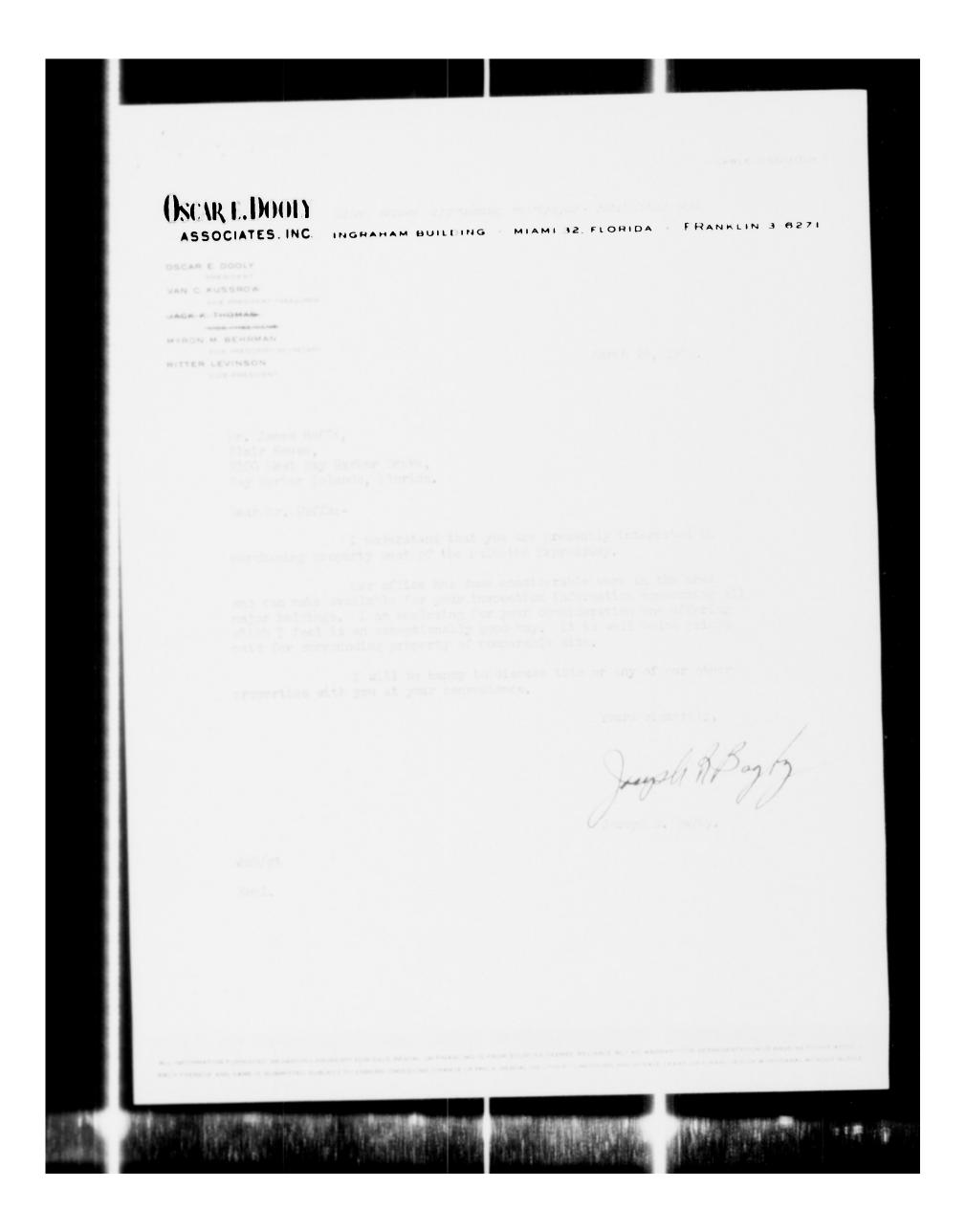


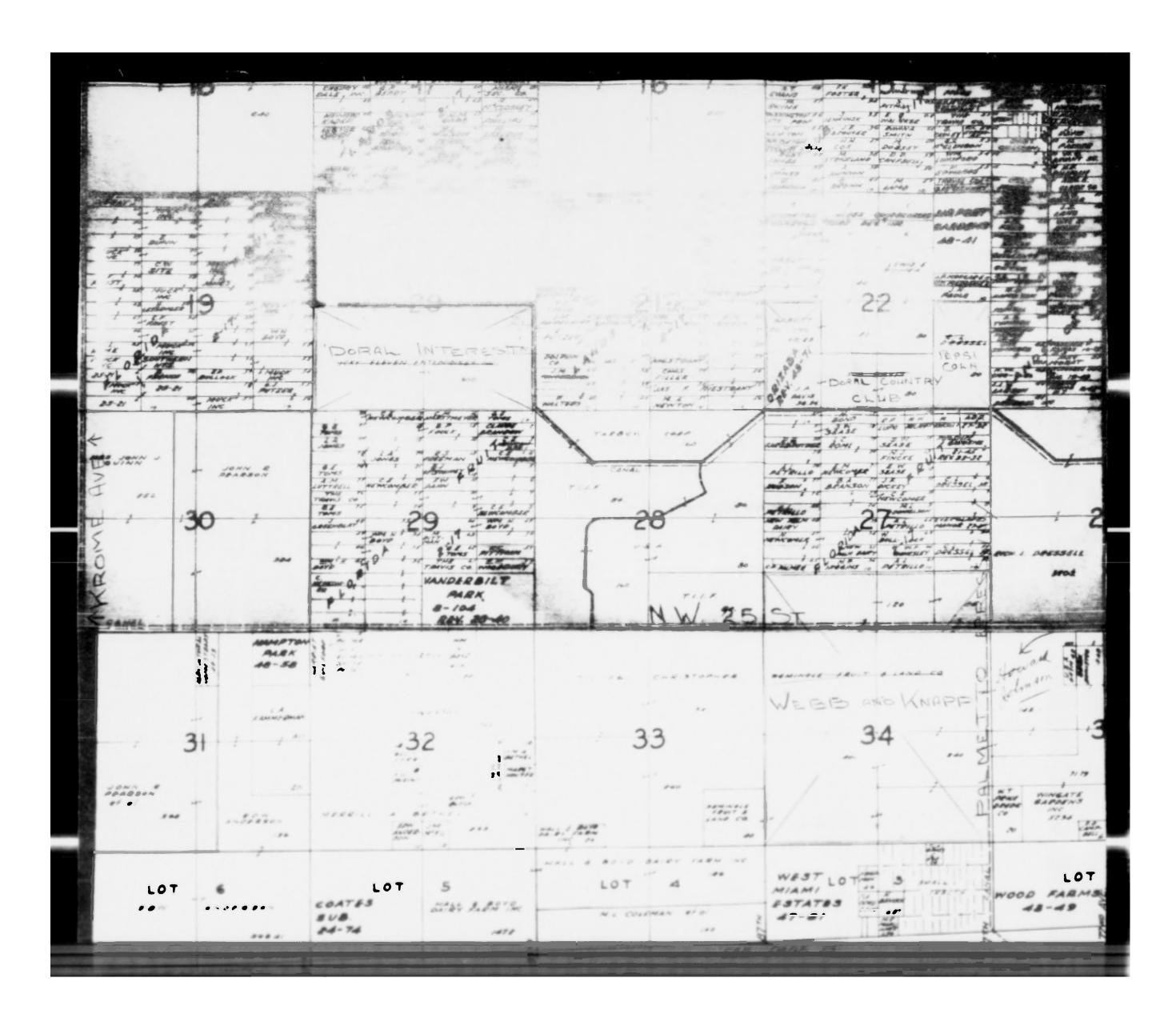




Dooly, Oscari E.

Bagoy, Joseph R. Mr. Joseph R. Bagby HJG/yk





Investments Palo berdes meda Shunner, Ruby

April 19, 1963

Mrs. Ruby Thurnherr 2670 Hollyridge Drive Hollywood 28, California

Dear Mrs. Thurnherr:

Thank you for your letter of April 16th, dealing with the possibility of our investing in Palo Verdes Mesa.

I am writing to you at this time to advise you that it is not possible for our organization to participate in this project. Attached I am returning to you the entire file.

Very truly yours

H. J. Gibbons
Executive Assistant
to the General Presiden

HJG/mc

2670 Hollyridge Drive Hollywood 28, California April 16, 1963

Mr. James Hoffa, President International Brotherhood of Teamsters 25 Louisiana Avenue N. W. Washington, D. C.

Dear Mr. Hoffa:

Would you be interested in a project which would give you an opportunity to disagree legally and successfully with federal and state government offices from the lowliest bureaucrat right up to the Attorney General -- while at the same time making 5 to 6% interest on \$5,000,000 with income tax free profits?

This is not a hoax, nor does it involve any impractical halucinations as you will see if you or your representative will read a little further.

On a Mesa eight miles west of Blythe, California there are 16,000 acres of the sweetest farm land to be found anywhere. Practically frost free as proven with the recent freeze; clean, and almost level, with virgin desert land entirely free of alkali. Land with a potential value of more than \$1,000 per acre. Some of the land is privately owned fee land which might be used advantageously for anyone interested. The balance is desert land government entries held by about sixty entrymen, twenty-three of whom are veterans.

The area, called the Palo Verde Mesa, has been annexed into the Palo Verde Irrigation District as Improvement District No. 1. The PVID has the No. 1 Colorado River water priority in California -- Improvement District No. 1 (Mesa) shares the No. 3 priority with Imperial and Coachella Valleys. Both of these water rights of course are senior to the Metropolitan Water District, which holds Nos. 4 and 5. All as set forth in the Noover Dam Documents and the Seven-Party Water Agreement.

Subsequently the PVID filed Application 9280 in 1938 with the State of California for the specified amount of River water for use "exclusively" on the 16,000 acres of Mesa land. For this purpose the State issued Fermit No. 7652 to the PVID. The District also holds a contract with the U. S. Government for delivery of River water to the Mesa from Lake Mead.

Mr. James Hoffa

April 16, 1963

Page 2

December 18, 1953 Regional Administrator L. T. Hoffman approved the PVID Mesa feasibility report for the Secretary of the Interior, stating in part "... On the basis of all of the evidence available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the proposed improvement district addition to the Palo available the PVID Mesa feasible the PVID M

Notwithstanding the foregoing, every effort made by the PVID to obtain financing for the irrigation development has met with political interference. June 11, 1956 Representative John with political interference. June 11, 1956 Representative John Phillips filed the PVID application with W. A. Dexheimer, Assistant Recommissioner of the Bureau of Reclamation requesting a loan under PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application was at first PL 984, Small Reclamation Projects Act. The application Projects Act. The applicati

However, without explanation all expected action on the PVID application was delayed until March 25, 1957 when political influence started machinery to block the Mesa development: Representative Phillips' office advised us as follows: "Legal Counsel of the tative Phillips' office advised us as follows: "Legal Counsel of the Department of Interior, and that of the Attorney General, had ruled Department of Interior, and that of appropriation of water out of the that no further applications for appropriation of water out of the Colorado River would be granted in California until the Arizona-California water problem is finally settled." This is almost an California water problem is finally settled." This is almost an exact quote from a letter written to the Department of the Interior exact quote from a letter written to the Department of the Interior making such a request by then Governor Howard Pyle of Arizona, who shortly thereafter became special adviser to President Eisenhower. Therefore, the PVID was denied financing under PL 984.

The litigation has dragged on for years with the Mesa entrymen being denied the privilege of financing the necessary irrigation works with which to make final proof on their land.

The long delay threatened cancellation of the entry land, and because of the injustice involved, Senators Engle and Kuchel cosponsored PL 86-552 which granted two three year extensions of time sponsored three year period being contingent upon the PVID with the second three year period being contingent upon the first obtaining complete financing for the project by the end of the first obtaining complete financing for the project by the end of the first obtaining complete financing for the project by the end of the first obtaining to a second three year period. This time is now close to expiration, and once three year period. This time is now close to expiration, and once three year period of the first obtaining the entrymen are requesting Wm. C. Wise, their Washington Attorney, again the entrymen are requesting Wm. C. Wise, their Washington Attorney, to ask for an additional extension.

In the meantime all other projects in Arizona and California have teen allowed to proceed with new use of Colorado River watersome with federal financing. Imperial Valley has put in over 100,000 acres since being warned we understand in 1950 that they were using

Mr. James Hoffa April 16, 1963 Fage 3
more than their share of the water. The Metropolitan Water Dis-

more than their share of the water. The Metropolitan Water District through its No. 1 and 5 priorities has been spreading water all over southern California. While the Mesa with its No. 3 priority for 16,000 acres has been the only district refused cooperation and financing.

In all the testimony Special Master Rifkind accumulated for the Supreme Court on the litigation neither the validity of the Seven Party Agreement nor the Water Delivery Contract was challenged.

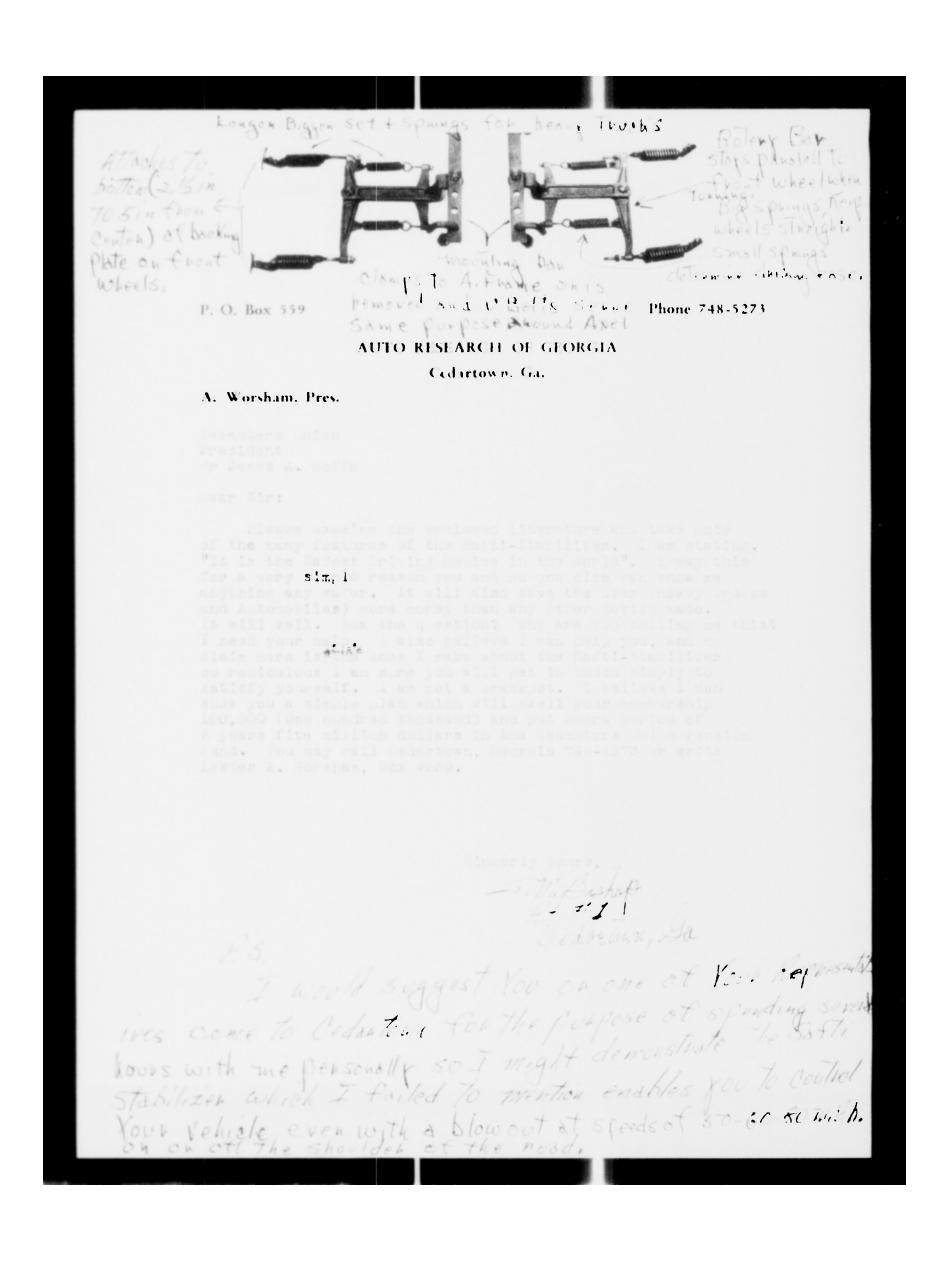
After repeated appeals to the Department of the Interior it was finally indicated that the PVID feasibility report on the Mesa might be favorably considered- providing they could obtain an unqualified approval of the project by the California Water Resources Board. That Board stated its approval would be contingent upon a statement from the Colorado River Board whose members are drawn from the Metropolitan Water District, Imperial and Coachella Valleys, San Diego and the Falo Verde Irrigation District. All of these districts except Improvement District No. 1 PVID have developed their Colorado River water rights, and apparently they hope to appropriate the water allocated to the PVID for the Mesa. With only one vote on the Colorado River Board it would seem useless to request an unqualified approval under the circumstances. All government offices have been tossing the ball back and forth and they are now holding it precariously over our beads, as is evidenced by the following:

As a last resort the FVID started to explore private financing by employing Refsnes, Ely, Beck and Company of Phoenix, Arizona to underwrite the bonds. Their very comprehensive brochure statement is enclosed for your inspection. Blyth and Company of Los Angeles agreed to sell the bonds, but because the FVID has outstanding bonds formerly approved by the Securities Commission it was necessary to ask their approval of the Mesa bond issue. The long arm of politics reached even this department, and after agreeing that the project is entirely feasible, and that the FVID does have a legal water right for the Mesa, the Commission resorted to the excuse that they didn't believe the Mesa people would be able to meet the bond requirements. This in spite of the fact that Blyth and Company was eager and willing to sell the bonds. The first hearing was postponed upon the plea of the FVID attorney Mr. Roy H. r.ann.

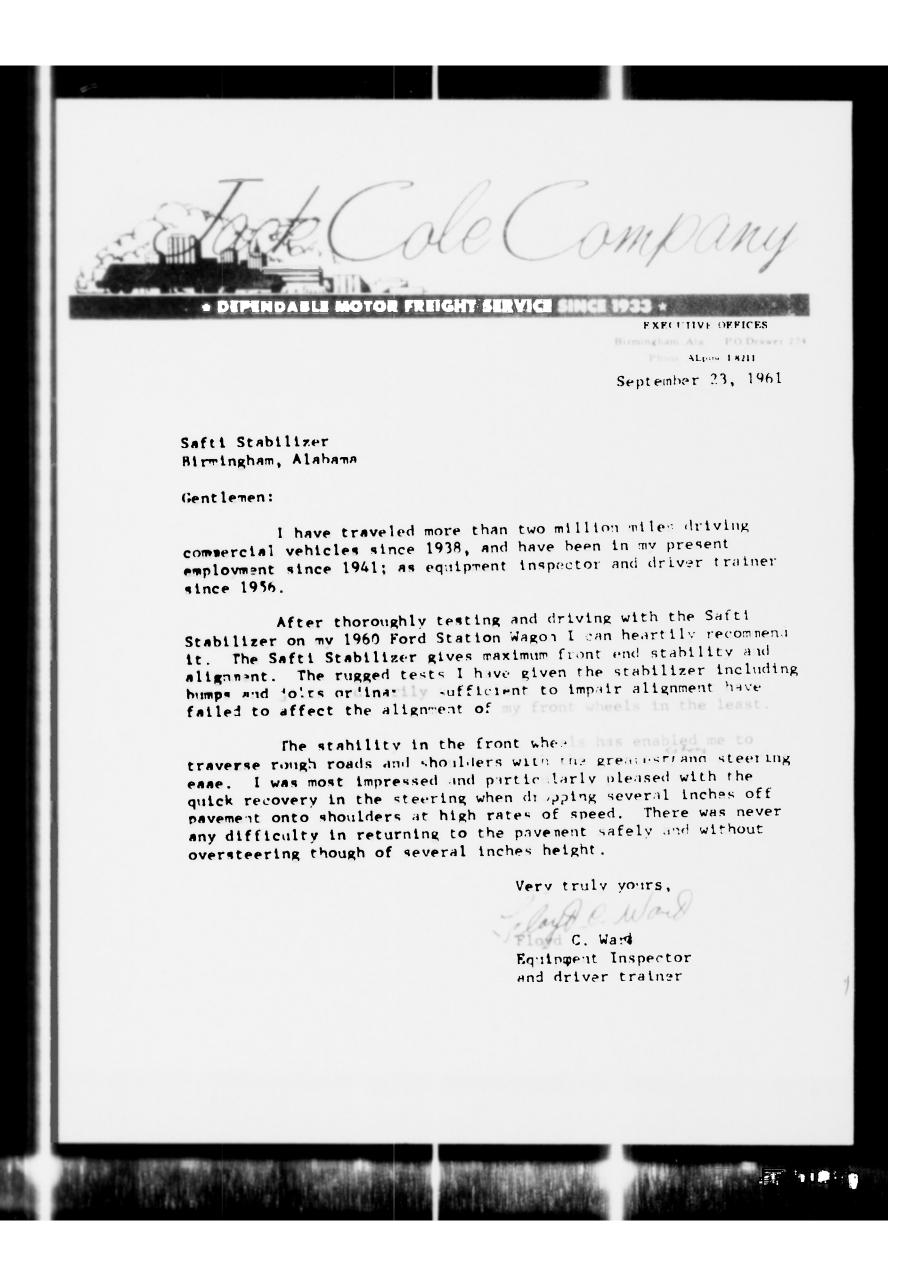
At the second hearing the Commission injected the Arizona-California litigation as a reason for not approving the bonds. The PVID application was not definitely turned down, but was tabled until after the Supreme Court renders its final decision on the litigation. To await this uncertain length of time would mean that about sixty-nine entrymen will lose everything invested over the last twelve years. Since 1950 they have been paying PVID stand-by tax, attorney's fees, office expenses, etc.

٠, Mr. James Hoffa Corona, California, has stated that he can work out a program to go before the Securities Commission again, and still have the Building, Corner of Sixth and Main Streets, Corona. who have prepared a feasibility report which has weathered all santa Ana, California. Palo Verde Irrigation District, Blythe, California. The writer, a frustrated entryman, is contacting you lieves we have something in common- a government noise dangling can rightly object to some of our administrative officers. It is hoped of course that you will see your way clear I shall appreciate having the Refsnes, Ely, Beck and Company official statement returned in the enclosed self-addressed envelope. Encl. decision. P. S. In any event will you kindly notify me of your

Duswitsone . Teamsters President James R. Hoffa has been received in







OAR AND TRUCK

National Motor Fleets, INC.

2203 SECOND AVENUE SOUTH - BIRMINGHAM, ALABAMA
EAIHAR, 3-5491

October 27, 1961

Mr. L. A. Worsham Safti-Wheel Corporation 201 Massey Building Birmingham, Alabama

leer Sir:

On September 9, 1961 you installed a set of Sefti-Stabilizers on our Unit #304. a 1960 GMC Model 450. This truck had been approximately 50,000 miles since it was new and our tire mileage on the front tires had been from 5 to 16 thousand miles per tire.

has been 6,000 miles using your stabilizer on the front wheels. From our observation we feel we will now get 50 to 60 thousand miles on our front tires and further more the driver's report is that the truck handles and drives better than it ever has.

We intend to add this Safti-Stabilizer to other trucks in our fleet. We recommend it for cars and trucks from a safety view point as well as the maintenance saving aspect.

Yours very truly,

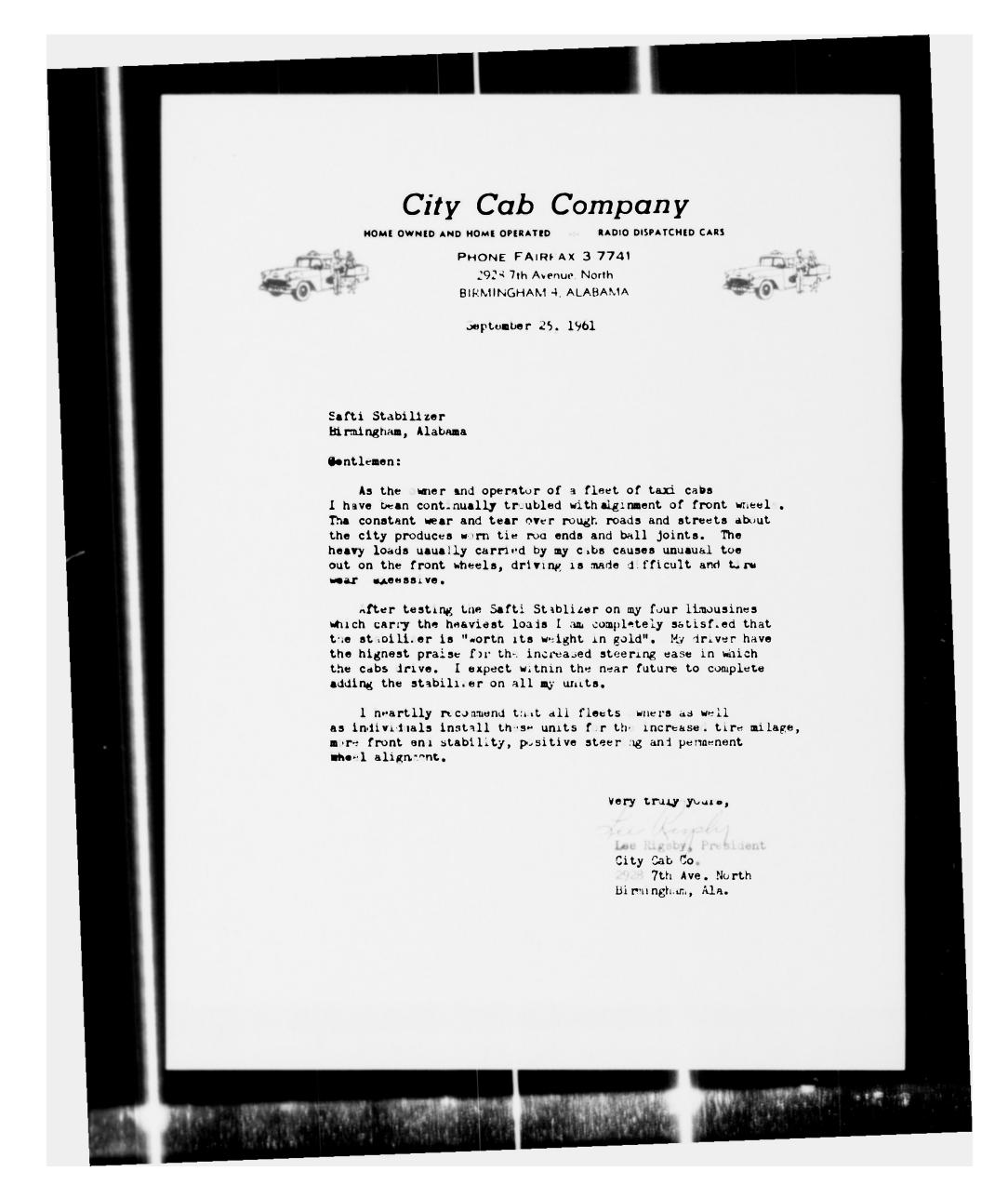
Frank E. Boyd, Jr. President.

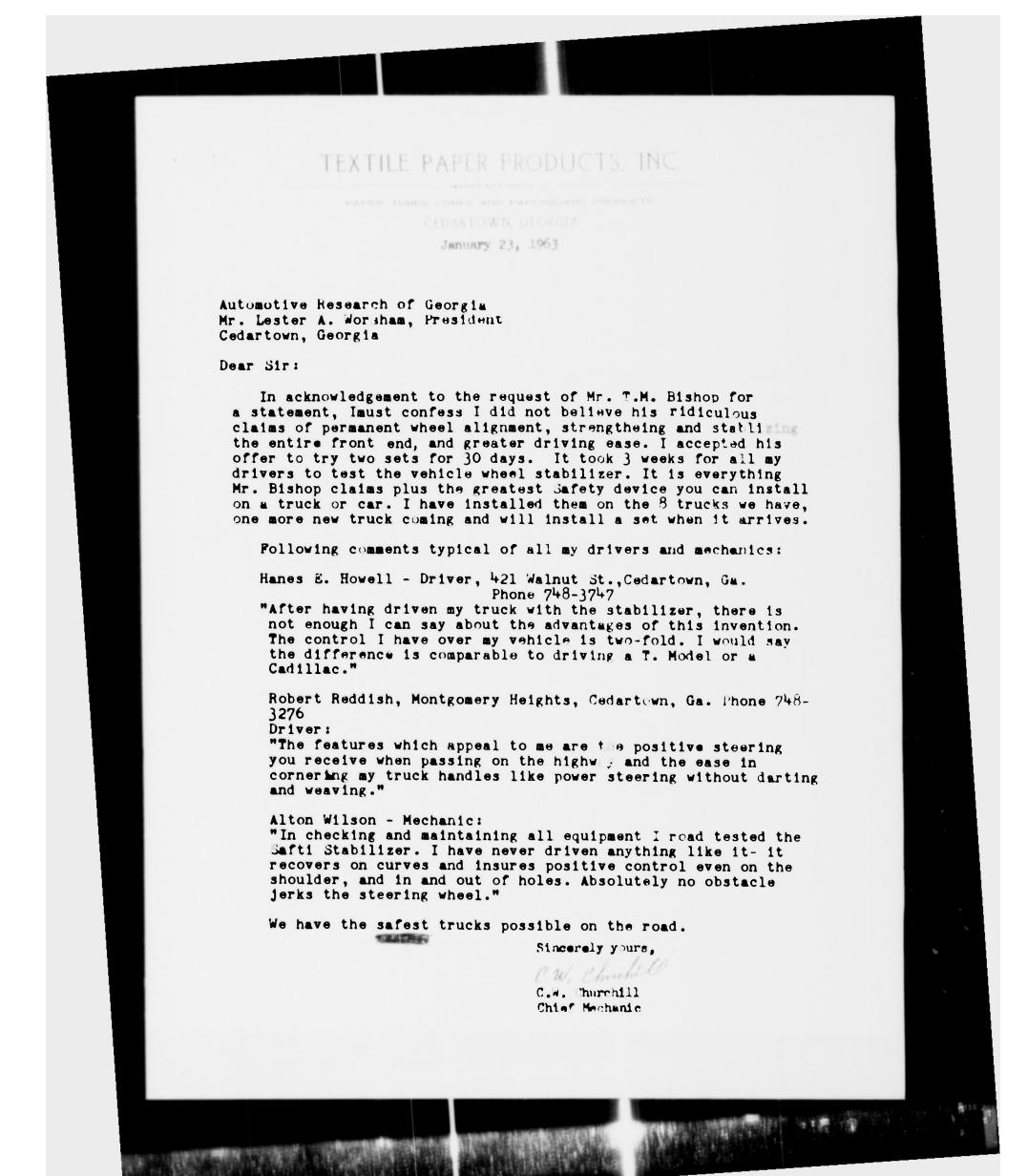
PEB, jof

to 75000 miles.

ALL TYPES CARS and TRUCKS for RENT or LEASE BY MILE-HOUR-DAY-WEEK-MONTH-YEAR

The mileage here incheased on front times







derminal City Corp.

Thore and M. of Ome he

# TERMINAL CITY CORPORATION

5807 W. 63rd Street - Chicago 38, Illinois - Telephone, POrtsmouth 7-1345

April 19, 1963

Mr. Harold Gibbons, Executive Vice President International Brotherhood of Teamsters 26 Louisiana Avenue, N. W.

## Dear Mr. Gibbons:

to Mesers my appreciation for the cordial reception you gave to Mesers. Tobin and White when they visited your office last month in con pans with Mr. Robert G. F. Lewis. As they discussed with you at the manufacture of the most deration the need for lease back financing of a motel - restaurant facility to house and feed the drivers of those trucking companies locating their Chicago terminals at Terminal City as well as lease back financing of a new truck terminal located on that site for Red Ballot Omaha.

We had already initiated preliminary negotiations for the financing of the motel - restaurant with Chicago capital and in line with my business philosophy I felt it only fair to give this local source an opportunity to follow their investigation through to a conclusion whereby they could reach a decision to participate or not to participate. We have recently received word that this local capital desires to finance this project and, appropriately we feel obligated to proceed with them.

Red Ball's final plans and specifications have not yet been arrived at, but when these have been determined and if Red Ball wishes us to proceed with the construction and leasing of this terminal we shall again get in touch with you

I wish again to express my appreciation for your kind consideration.

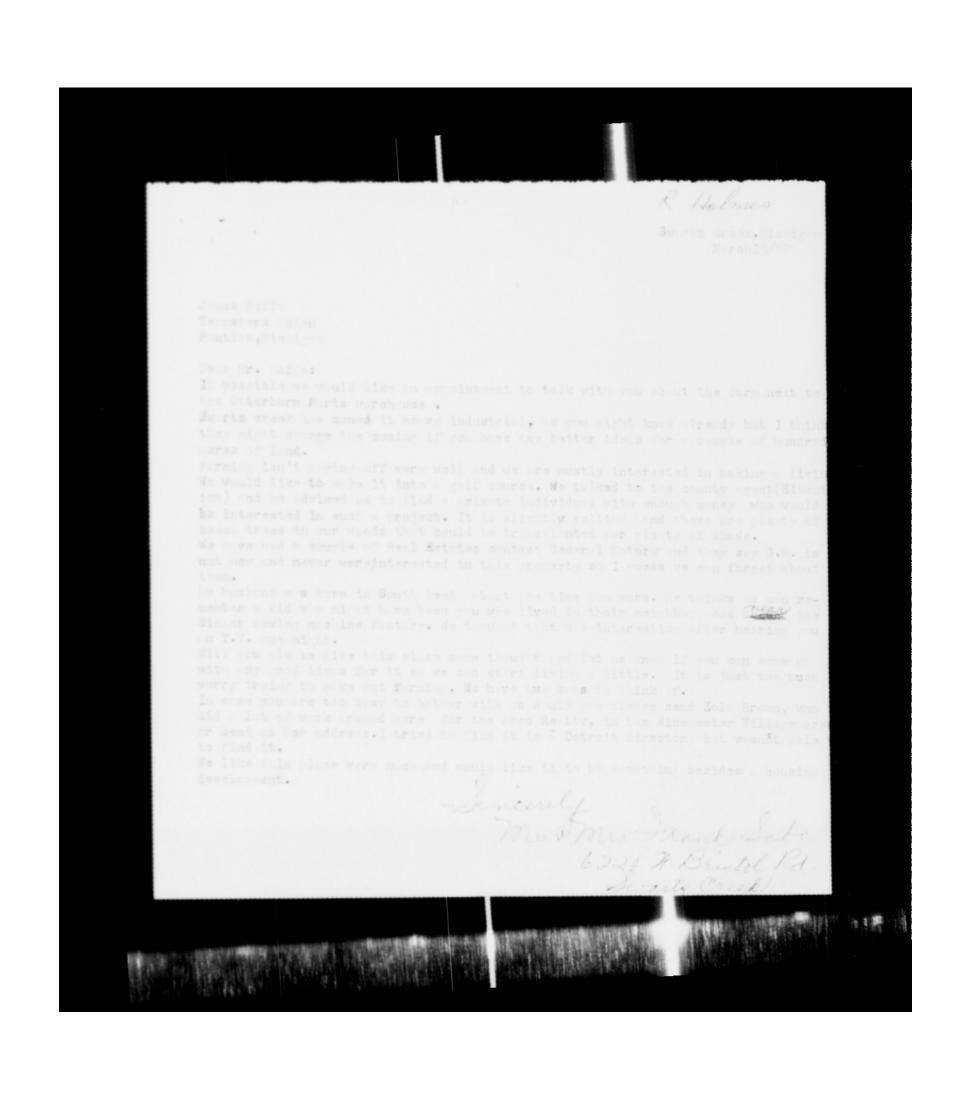
Sincerely yours

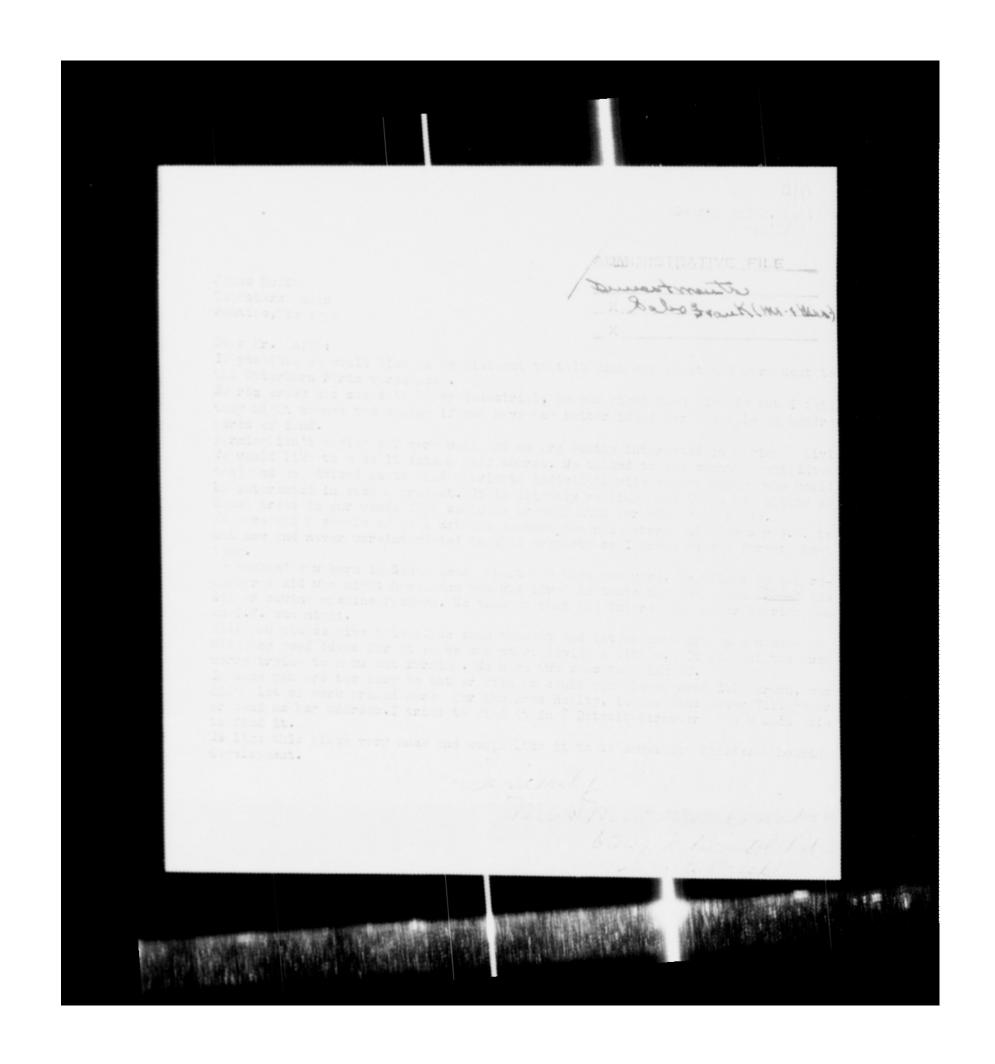
TERMINAL CITY CORPORATION

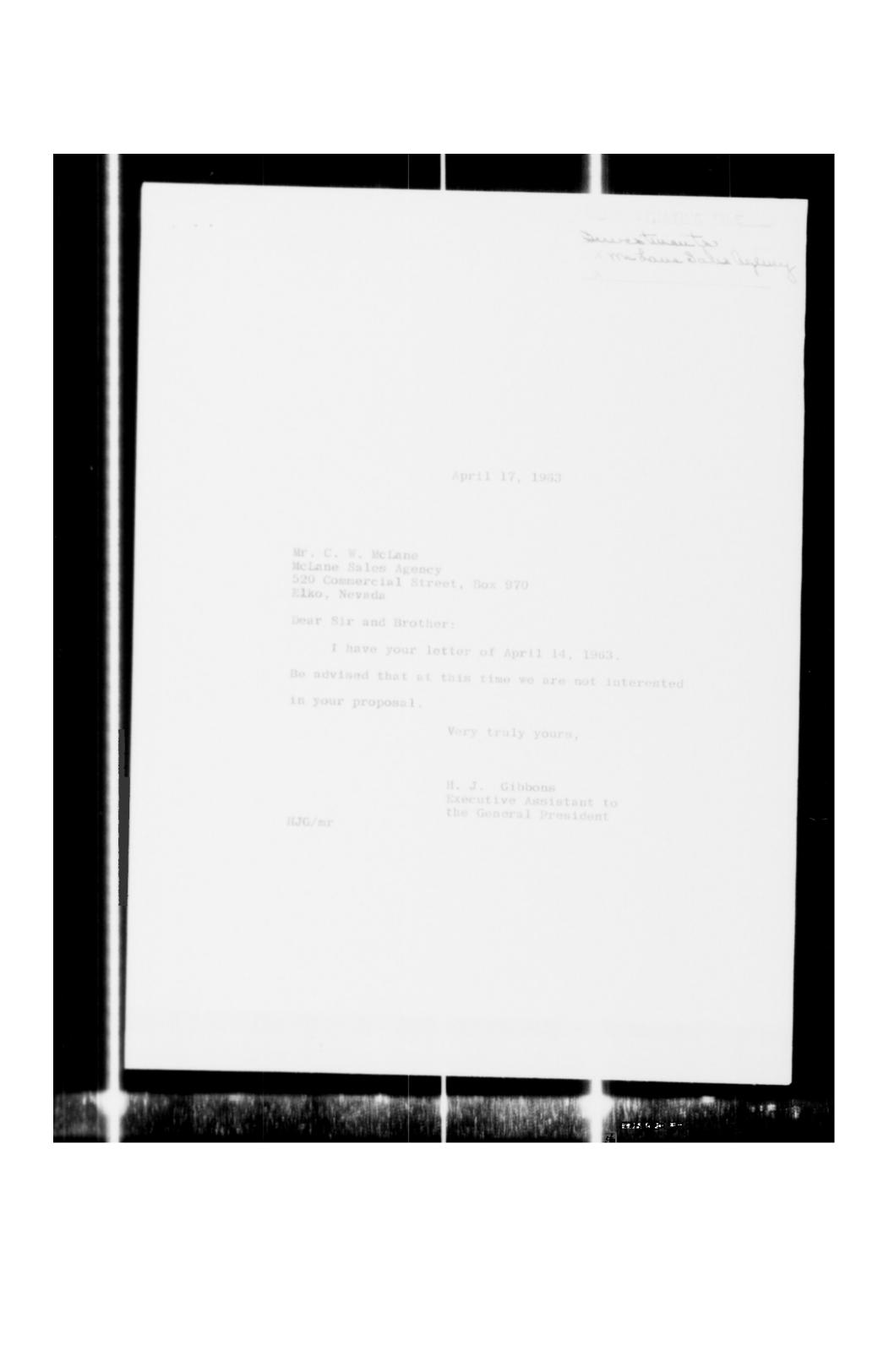
M. L. Moreland, President

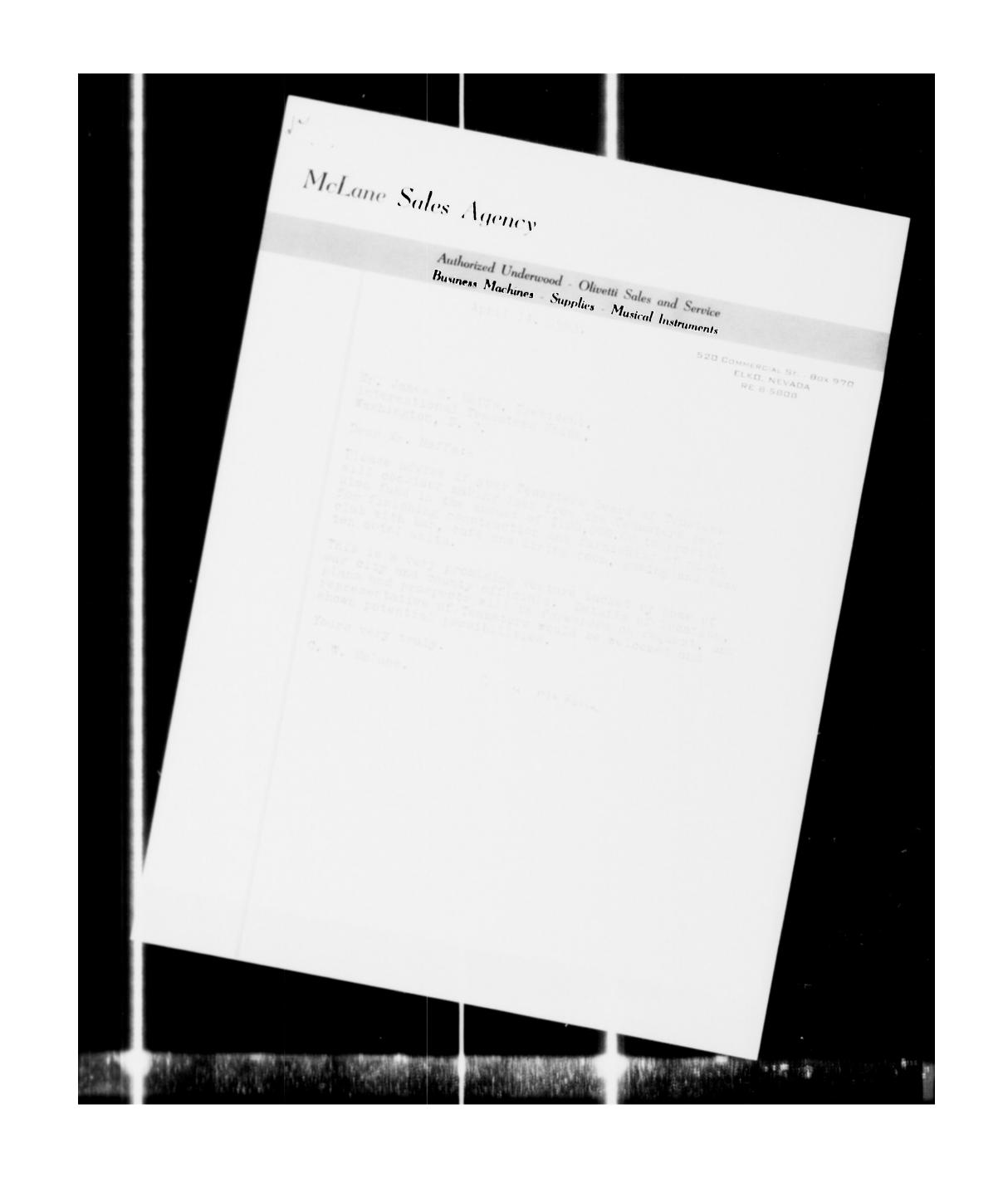
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Income hill Exterter displaced fames &

TREASURE HILLS ESTATES

ED CAREY DRIVE AT 25TH STREET

HARLINGEN, TEXAS

TELEPHONE GARRIELD 3-1622

CLIFFORD

Apr 11 15,1963.

Tourstor's Union
Tourstor's Union
Tourstor's Builting
Wassington, D. J.

Dear Er. icrea:

I know a set you are a lusy man but I will sincerely approxithy letter and linest it's contenss. I feel that the proposal that

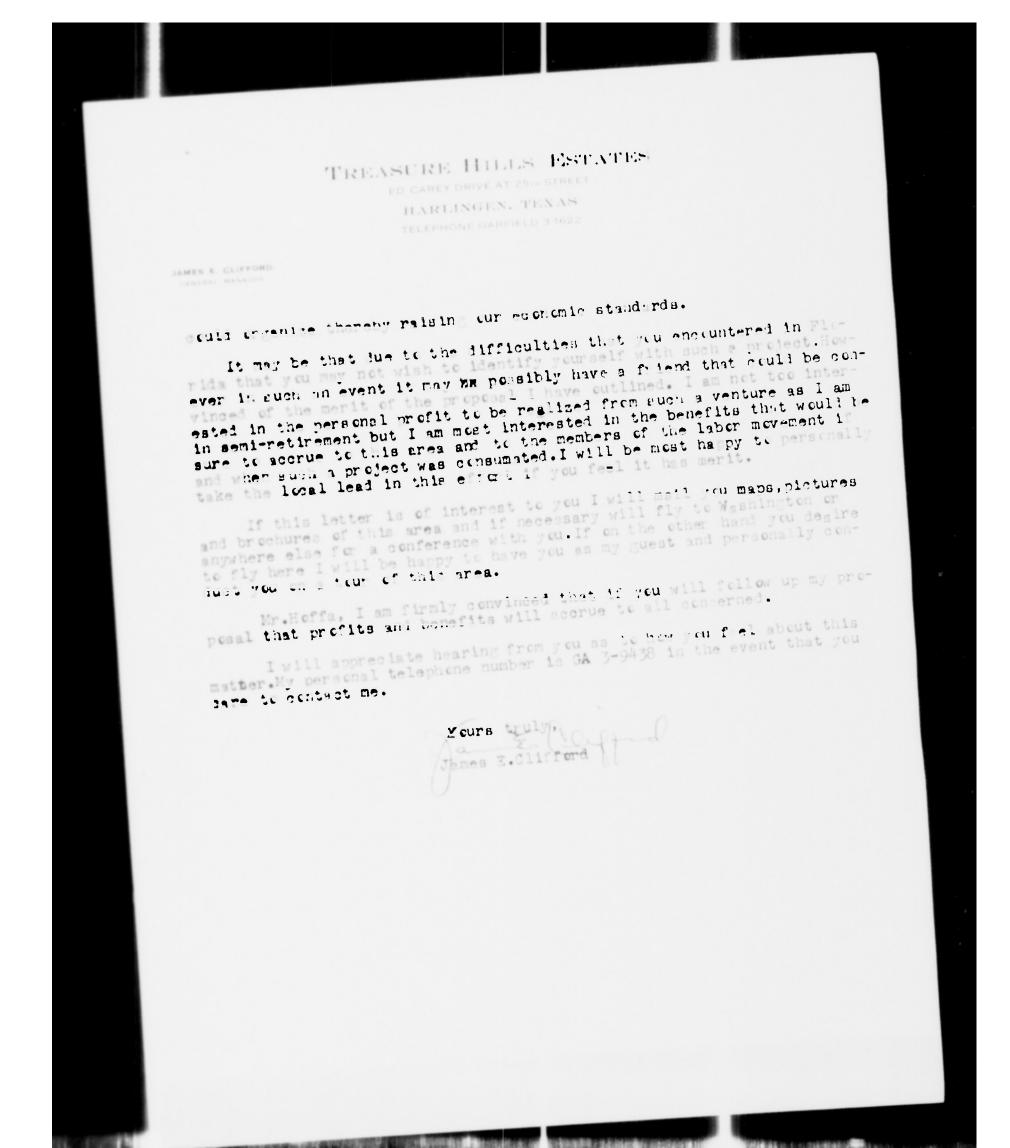
out to the per-

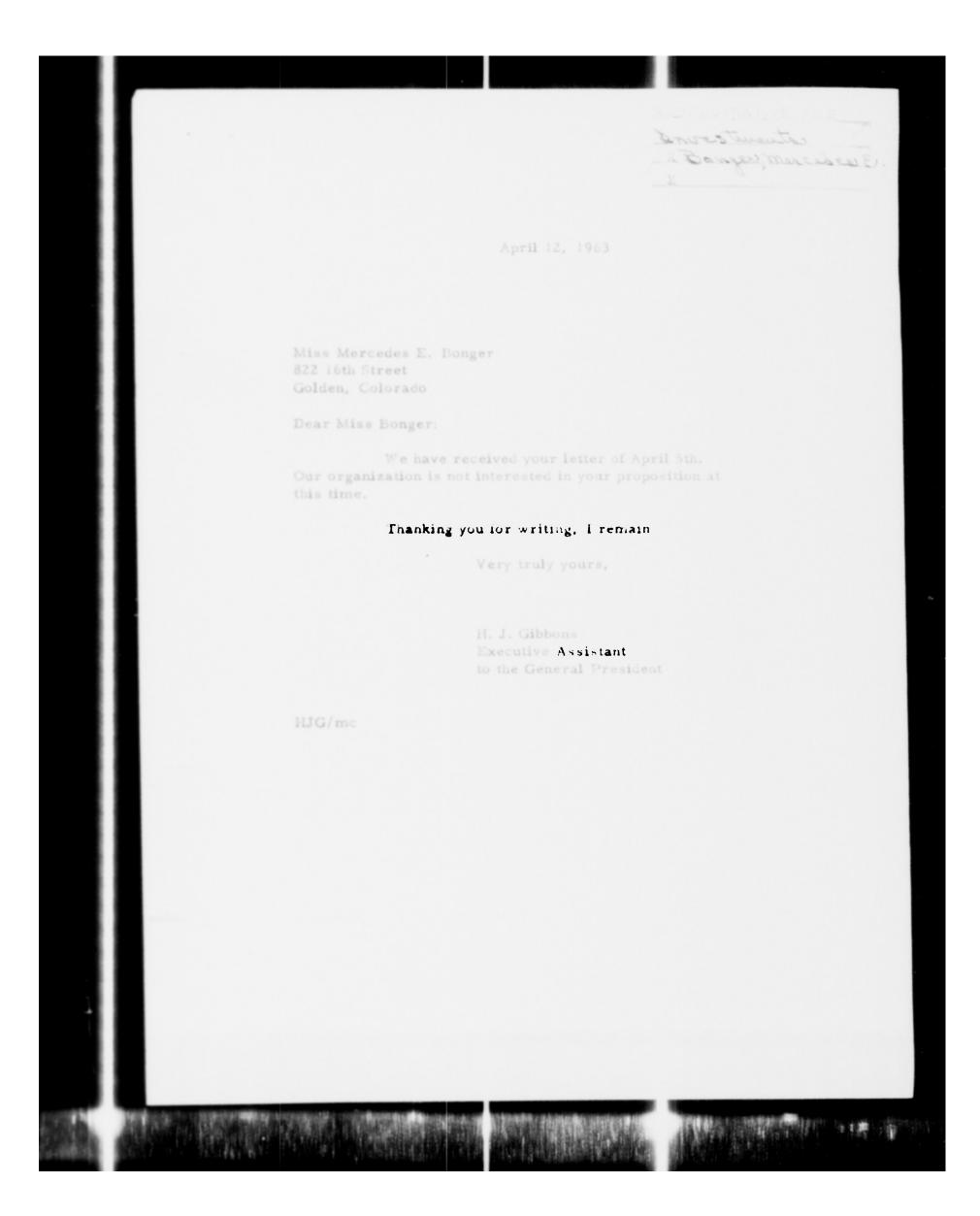
drante valley is tue in a large part to the measure wares paid in this way and present the state of the large part to the measure wares paid in this submit the felle in 1 is with this thought in mind that I would like to

contains 1900 lots. I also own in excess of 100 lots on beautiful South faire Island. The City of Marlinger has Just acquired title from a military installation in the Ly lift to the marlinger Air Force Base, cottains two swimming pools, huma servel as a multiplical collars was investable land football field. It has a multi-million lollar was investable restaurant. It is palm lines and is considered to be one of the most tion and installations in America. This base under proper con-

I know that you have visited this area so I heard your talk in the assets we have to offer retired persons. We have a climate warmer that you are acquainted with year around than Miami. Florida or California without any smooth we have into the condition of the perturbation of the pertu

Sc. the thought occurred to me that if we could work out some kind of a deal whereby we could provide fine facilities for those in the land movement and the members concerned would benefit. Then both the migration by union members would provide a basis upon which this great





Holden Colorado april 5 1963

International Brother bood of Teamsters
25 Toursana wenne no

Dear mi ) logia

Recently I was informed that the "learn sters home was making loans and since I am ales parately trying to remaine a beautiful old landmark-home here in Golden and turn it into a desing room museum, I am seeking your teep of hard owned it for 23 years.

I think you are guite samiliar with Jolden and undoubtedly know that it has been and slill is gretty south of a closed Corporation. Its a typical our samily "grand ducky" and the premer has been Ithat by keeping are competition out the labor source can be begin as a may imany and salaries and improve the ments can be supplied at a mingenium.

my samily were primers in stocker, and we will know for our sightle generation here, so you may will imagine that there is lettle that I don't know or heavier gersonally by servined at the hands of the henchmen and halched men in this topon. I am not a "sucker" or a yes woman, in this topon. I am not a "sucker" or a yes woman, in the husiness men are mean and patty and they don't want any competition. I key control the don't want any competition. I key control the banks and even the approaches made on the approaches with all of this. The allorings are in calcots with all of this and there is no way to piglich than everyther and there is no way to piglich than everythered and there is no way to piglich than everythered and elegal assistance.

I write the last strike at coors a delegate some the strikers came to me and asked me to have buck the for a gable office in order to half buck the ald strangelooks one the town. Because I was in the throse wattle trying to hang on the thirds and because a was human to this property and because a was human civily and pluphrathy by hausted I was sorred to decline. It is not possible to sight to decline. It is not possible to sight

3

and you are voolish enough, or intelligent enough to express yourself against the norm - there are many ways of being "taken care" of me yolden.

here I need heip, and I need the emmidiately, it was an army Hoster - Server Club herestard during the last hear. I was stateous at Journ, I was managed the eargest out wishers in the lety of ander or three gens wishers in the lety of and witabled clearer and there rebuild and witabled clearer and should make ferme Clubs and snach wars. I was abroad my years when I returned home the loops in Solden, were drystand that I would have too much compare to the state of the about one and not dreaming that the men of my own booms town come that the treat me as they have - leke a foot, I would regate much that their hands, Consequently I have - warrened the years of war united half - I have been three the week

The even been forced to take up the study I have in order to grotect myself, i here is no procession in the lituted States more notten than the medical - with the execution y the legal corruptors who play foolsed with every diety deal along the way and where setting on their felunds aring nothing with by tracting luge sums in every little and orightened church rection that comes name edealish high I once was, the I med how do and began to more against the tide I was recerved to you by Joece "102 in Jewer & believe of was a four. Typulsay who will me itrate I was andled three your twashing ton a free 50x 140 lots as recurity. They are located al the corner of 16th + arapplies advoss from the Merron Churty Court liouse and cente buildings t ne the Coloratele School of mines campus, and anemer a helpare blocked to me here. Mercedes & Bouger

stuant sound

Suite 200 Professional Building High Point N. C. Telephone 888-7227

Winston-Salem, N.C., April 12, 1963.

CONFIDENTIAL

Mr. James R. Hoffa, President, international Bratherhood of Teamsters mashington 25, 0.3.

This corporation, which recently acquired international patents in the electronic computers, will be in serious difficulties, unless I find a party willing to take over a stock interest of 51% The reason is, that the present holder of this 51% of the total stack issued, suffered very serious losses in the recent drop of the stockmarket and is forced to sell out to a group of speculators. I am trying to prevent this from nappening. He gave me an option on the stock, which expires April 23rd.

director of research I have, in addition to the patents mentioned above, developed various items in the dectronics field which I cannot disclose in is letter. I will however, be glad to do so during a personal interview. I have reasons to believe that there are aspects in the case I present to you, which may be of reat value to you.

An investment of 35,000 dollars would give you complete control of this corporation, which is purely a research organization. Our very well equipped physics laboratory has an inventory worth considerably more than the investment required and I believe that another 24% of the stock might be acquired for an additional 15 000 dollars. The remaining 25% is owned by me.

One of the items recently developed here, is a sub-miniature listening and recording device, which transmits on distortion-free F.M. Another ite night viewing device. which makes it possible to clearly see in pitch-dark, without bein; seen. (Binocular). Meither of these devices have been patented yet, but are in operating condition in our laboratory.

Since time is of essence in this matter, I would appreciate meeting with you at your earliest convenience.

Yours very truly, Dr. Adrian Stanswart, Director RSD

P.s. Kind.y rep./ 'o m/ residence address: He it Oth Street, Winston-Salem, W.C. aphone: 723-6238

There I warican Busty Mr. H. Brotand, Charles Mr. Mr. Brand Haus do III K Lefand

April 8, 1963

Mr. Chester B. McMullen, Jr. North American Realty 305 South Osceola Avenue Clearwater, Florida

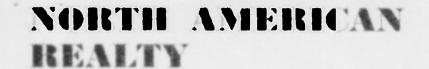
Dear Mr. McMullen:

Thank you for your letter of April 4th, in which you present a real estate opportunity for the Teamsters Union. Unfortunately, we are not in a position to take advantage of your offer at this time.

Very truly yours,

H. J. Gibbons
Executive Assistant
to the General President

HJG/m



305 South Osceola Avenue · Clearwater, Florida

EDNA MORIN Reg. Real Estate Broker

Leiephone 444-444

April 4, 1963

Mr. James Foffa, President International Teamsters Union Washington, D.C.

Dear Sir:

I am submitting to you one of the most outstanding real estate investment opportunities which has just been made available for purchase.

"Hans Lollik" Island is a part of the United States Virgin Islands, located only one and one-half miles offshore from booming St. Thomas. Consisting of 500 acres, Hans Lollik is the fifth largest of the United States Virgin Islands and, being under the U.S. Flag, this property offers a rare opportunity as a stable long range investment.

The writer has been a part time resident and property owner in St. Thomas for almost five years, and I feel that my knowledge of local conditions and property values justifies my belief that "Hans Lollik" offers the wise investor an unparalled capital gains potential. I have personally paid over \$8,500.00 per acre recently for 15 St. Thomas acres, which will require substantial additional money to be spent before development. A sale was also made last Fall of Yacht Haven on St. Thomas for in excess of \$1,000,000.00, the property consisting of approximately 7 acres improved with 42 apartment units, marina and small restaurant.

Since the Virgin Islands real estate already commands respectable prices and yet appears now to be only on the threshold of continued and increased development, I am confident you can visualize the soundness of this United States

# NORTH AMERICAN REALTY

305 South Osceola Avenue · Clearwater, Florida

EDNA MORIN Reg. Real Estate Broker

Telephone 444-4441

Mr. James Hoffa

- 2 -

April 4, 1963.

Caribbean Island as an investment. As is described in the brochure, all of the United States Virgin Islands, including Hans Lollik, enjoy a "freeport" status, and the Virgin Island government offers attractive tax advantages to investors.

Although offered at an outstandingly reasonable price of approximately \$1,200.00 per acre, the owner has indicated he would look with considerable interest at an offer affording suitable terms to the purchaser.

I am enclosing a complete brochure of Hans Lollik and will welcome your further inquiry and interest concerning this unusual property.

Yours very truly,

Thisto B M: Mallen L. Chester B. McMullen, Jr.

CBMcMJr:m

enclosure



# In The American Virgin Islands



# Hans Lollik Island

500 Acres Ripe for Development Only 1-1/2 Miles from St. Thomas Ideal Resort Potential

# Wide Beaches . . . Rolling Terrain

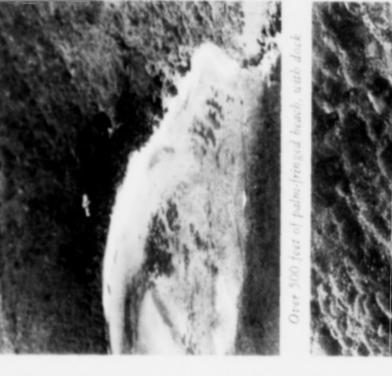
Protected Anchorage, Views of Surrounding Islands,

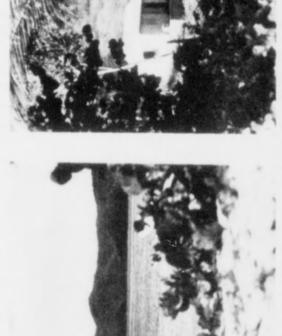
Only 15 Minutes by Boat from St. Thomas.

# TOPOGRAPHY

A complete topographic survey on 10 foot contours has recently been completed on Hans Lollik The eastern side of the island is ready right now for the development of an exclasive resort hotel or club. From the wide, palm-fringed sportline, over 500 feet of beaches, acres of land tise gently, covered by a light undergrowth which can easily be removed when necessary. This particular location has a wonderful seascape view which is highlighted by two points of land at either end of the long beach. Around the corner, the ordire southwest side of the island appears agreeably suited as building sites. In fact, Hans Lollik has more potential sevelopment areas than many a neighboring island, whose steep terrain makes building impossible on as much as 2, of the island. The contours on this side of Hans Lollik pravide wonderful opportunities for an architects initiative. An additional asset is a sheltered yacht anchorage which could a send a second of the island, as an alritude of over 700 feet, tropical islands are visible as far as the eye can see, including St. Thomas, Se John, Tortola and Jose Van Dyke.

Hans Lollik is about 4 hours flight time from St. Tho to New York and other major cities. Air service to this of the Caribbean is becoming increasingly swift and venient. Leaving St. Thomas, Caribair takes passen directly to San Juan. Puerto Rico, which is about 180 n to the northwest. From there, flying connections take about 3 hours and 20 minutes by jet service to New Y and only 2 hours to Miami. A flight also leaves for St. C from St. Thomas and concects with a direct jet to New Y Round trip economy flights are prixed as low as \$13.9 F. Lollik is reached by boar from Red Hook, the terry term at the eastern end of St. Thomas The 15 minute boar is very little langer than that taken by tourists who neighboring St. John. Helicopters have been used succivily for quick trips to and from the island and investigate now underway to assess the practicability of using a Hyfoil as a ferry to Hans Lollik and other tribands in the mediate area.









Mr. George R. Veeder & Higgins, Relators University Drive Coral Gabies, Florius

Dear Mr. Veeder:

We have your communication of March 29th with respect to property you wrote us about as a possible retirement home.

This office does not handle such projects, but I am taking the liberty of forwarding your communication to Joseph Morgan, our International Representative in the Miami area. His address is 2940 NW Seventh Treet, Miami, Florida.

If our local unions are interested, you will hear directly from them.

V ry truly yours,

H. J.

Kecutive Assistant
to the General President

HJG/mc

A.J. Listons V.P.

Dear Mr. Letborg.

Sowneldear) 8 tots on Bridger W. So. Ste 4.5th.

diagonally across from the new recoverts, House.

May corners or valued Goc con and build accordingly.

Nigh you would have a representative cult and
go over my proposition.

Indoed is a downlown flat of Las Vegas.

In early reply roll be appreciated.

The arty reply roll be appreciated.

Bishop, Louis

April 4, 1963

Mr. Louis Bishop, Sales Manager Libtex P. O. Box 543 Benghazi, Libya

Dear Mr. Bishop:

Thank you for your letter of March 19th, addressed to President Hoffa. He has asked me to advise you that we are no in a position to participate in your proposal at this time.

Very truly yours,

H. J. Gibbons
Executive Assistant
to the General Presiden

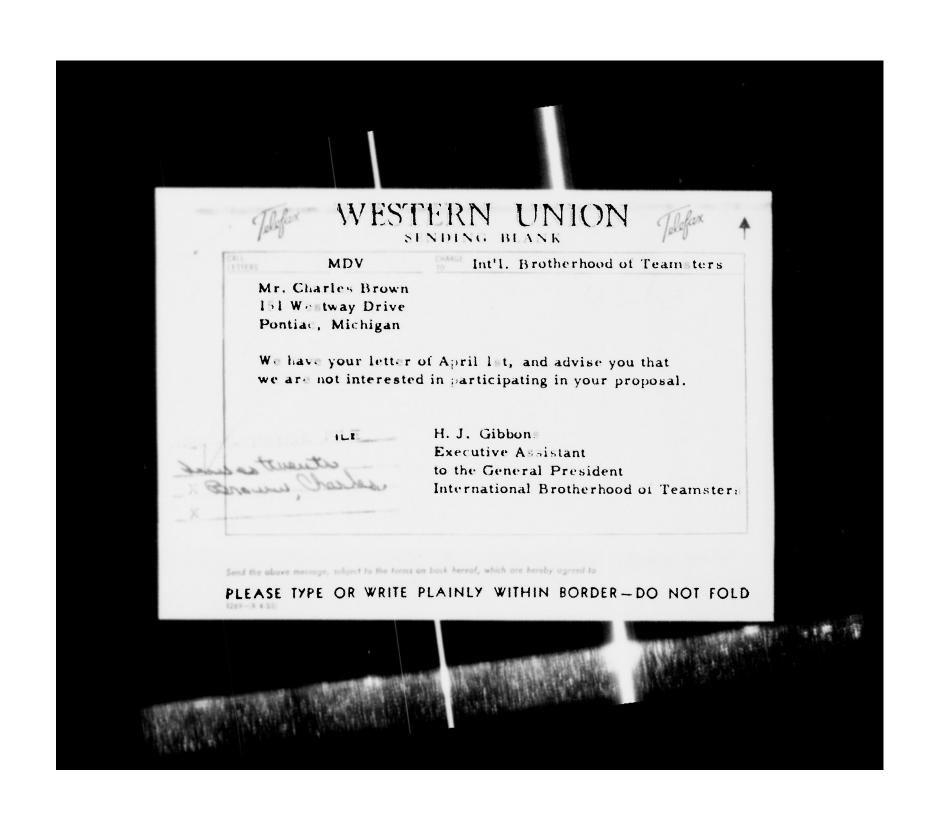
HJG/m

. P.O. Box 543 SENGHAZI LIBYA March 19, 1963 Mr. James Hoffa. President Teamsters Union naton, ... r Mr. Hof We are a Li van-American firm that is in the process of organizing a transport, machine shop and remain shop near the center of the oilfields of Linya. We intend to purchase the necessary engineent from the 'tales and wish to know if you are interested either in financin; necessary equipment for the machine and re air show or in a joint venture. In accordance with a government decree, all foint ventures are 51 Livan and 49 or less foreign. e wish to purchase good used machinery for the machine shop and this machinery is available in west fewas. Our requirements for the enginment is approximately /110,000. O. he are able to pay 25 down and the halance over a period of two years. We are building the shop and campsite ourselves. There is a demand for a well-managed machine and repair shop in this area, and the prices for the work allow a good margin for profit. The price work on the larger machines is \$25.00-\$28.00 per hour. The writer, Louis Bishop, has been in the oililelds for approximately ten years and has successfully managed a petroleum service company for six years. The Libyan associate, Mr. Fellagh, is very well known and respected in both business and government circles. He was a founder of the National Bank of diriculture of Linva and a former minister of finance. He presently is engaged in private business, being a land owner, apartment and hotel owner and lessee, and an agent for some commercial products. He also owns a small carps s in that does stioning to and from Italy, Greece, and other Mediterranean ports. He can furnish you with mood financial references and letters of ciedit from loc-1 lanks here. As you provably well know, Li wa is now in the throes of an oil room and is developing by leaps and bounds. By all accounts, this boom is predicted to continue for many years. I feel that this would be worthwhile to you financially, to consider either credit arrangements or joint venture. Awaiting your early reply ncerely yours, Libras Bishop Bilt alis and ervice anamer

Mr. Harold Gibbons International Protections of Teamsters 25 Louisiana Avenue N. W. washington, D. C. Dear Mr. Ofbioner by phone yesterday he asked me to send you the information regarding the Following Congressman Claude Papper's conversation with you consider the physical professor are interest.

The physical professor at a second professor are interest.

The physical professor at a second professor and professor are professor. toyan the stranger with a buy-tack arranger to a super would get the advantage we may be the eye of the property for the last two percent hases, current fiscal year, To of Sey at the most of the state of the st arteriorie & customesement who have made a great a cross of their business Although the second to protections 10 acres and in m .and or which the marks rest comprises 10 acres and in The same of the sa in excess of \$10 million. present time the owners do not wish their plans known. Please treat this information as confidential because at the Curver, I will be glad to get you whatever additional information you may re-Most sincerely, Daly Public Relations 350 Lincoln Rhad Miami Beach, Florida JE 2 4819 Bob Daly C22 K St. N. W. Washington, D. C. District 7 1001



April 1, 1903

Charles Brown 151 Westway Dr. Pontiac, Michigan

Mr. James R. Heffa, President
L. B. of T. C. W. and H. of A.
Louisiana Ave., N. W.
Washington I, O. C.

Dear Sir and Brother:

I am writing you in regards to a large commercial loan, from the Teamster's Health and Welfare Fund.

This loss would be for approximately four and one-half (4) million dollars. Nould return to the Union a premium interest for this loss, over a period of not less than ten (10) years.

I have the opportunity to purchase two large and two small Transit Company's, and one truck kental Company.

If we act immediately there is a School Contract we could get, with a gross revenue of about one and one-half (1) million dollars per year.

There is three (3) Isign parage building's, one (1) shall parage building to the burner of the conclusion of the conclusion.

we could bring a hundred and twenty-five employees in to the teamsters immediately, and at a later date two hundred and sixty with a total of three bundred and (385) eighty-five members.

If you are interested in this proposition, please call me at home after 7:00 P. M. My number is Fideral 5-2375 Pentiac, Michigan.

Please let me hear from you as quickly as possible relative to this matter.

Charles Brown

Charles Brown

March 22, 1963

Mr. Harl Brooks
2014 Fourth Avenue
Scattle I, W ashington
Dear Mr. Brooks:

We have your inquiry of March 19th, and
wish to advise that we have no funds available for the
proposal contained in your letter

Very truly yours,

H. J. Gibbons
Executive Assistant
to the General President

MIG/me

Seattle, 1, Washington 2014 - 4th Avenue March 19, 1963

Mr. James R. Hoffa 25 Louisiana Ave. N. W. Washington, D. C.

Dear Mr. Hoffa:

I have been referred to you regarding building finance through the International Teamsters Union.

Seattle and greater Seattle has not as yet built to any excess, though the building of spartments and dwellings have been rapidly increasing, using 62 per cent money with a considerably large bonus to acquire construction funds. And, then the builders are limited to 2/3 of construction cost.

I have one apartment house site that will carry one hundred twenty (120) units - 2 and 3 bedrooms. Also another forty (40) unit site. These two sites are strategically located for such spartment occupancy. And, too, another dwelling development of three to five hundred homes. Also, a shopping center that is being considered for development this coming summer.

If there is a money market with you, please send me complete details.

Yours very truly,

H. B. DEVELOPMENT

Harl Brooks

HB:H

Transferred & Secretary States of Secretary St

March 21, 1963

Mr. J. E. Rafool Associated Realty Insurance Brokers 724 N. Knoxville Peoria, Illinois

Dear Mr. Rafool:

I have your letter of February 18th and I have delayed answering it in order to check this situation out in an effort to be helpful.

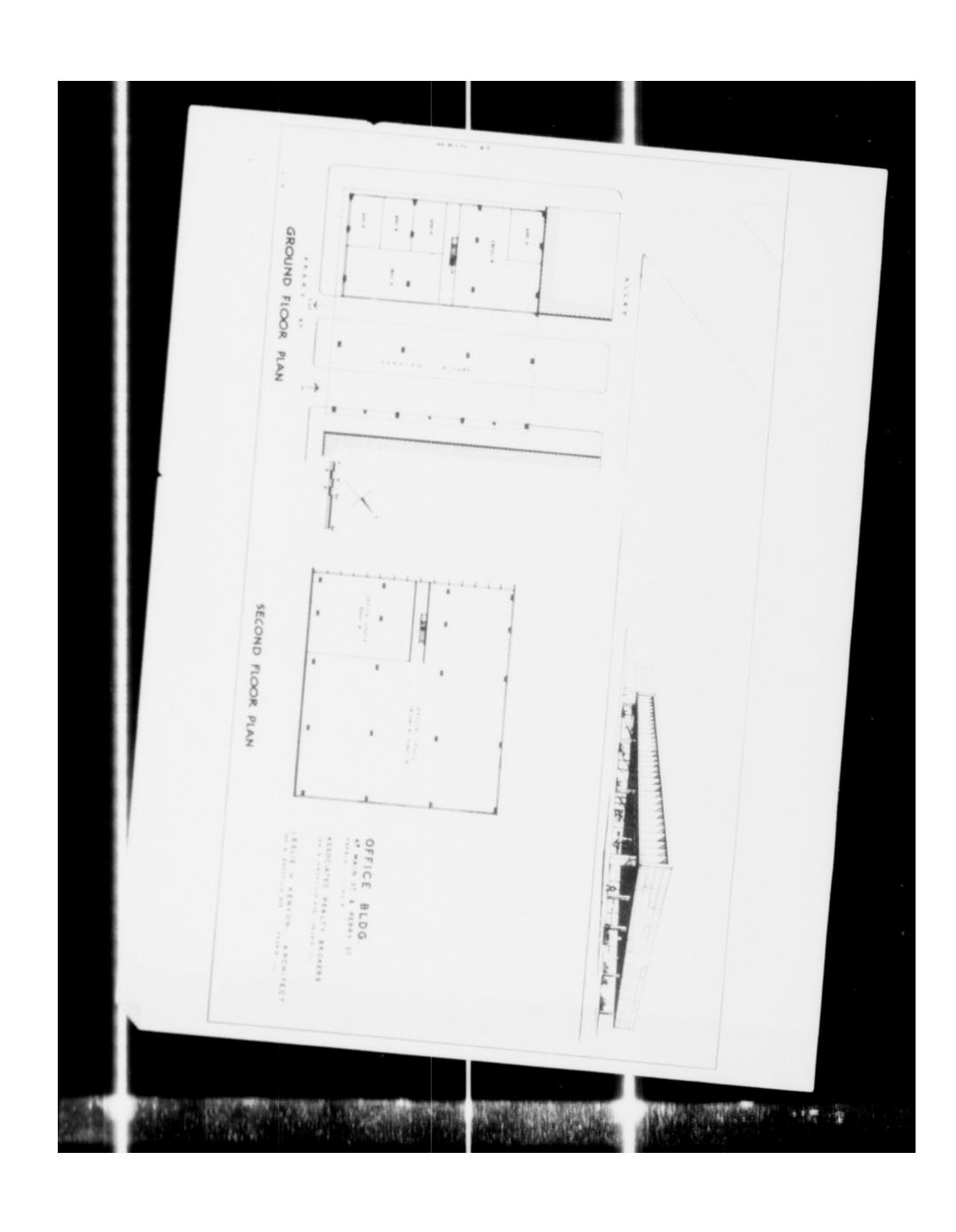
However, I must write at this point advising you that we are not in any position to participate in the financing of this building.

Very truly yours.

H. J. Gibbons
Executive Assistant to the
General President



724 N. Knoxville PEORIA, ILLINOIS Telephone 673-3850 ASSOCIATED Brokers — Builders — Developers Residential, Commercial, Farms REALTY Nation Wide INSURANCE Industrial Specialists continued No. 2 Feb. 18, 196 Note that we centered our attention to the National concerns, we did not other the lawyers, doctors etc. These we can have for the asking, and if unable to get total occupancy with Major clients we can complete the rental picture with locals. Our difficulty in getting is structure up and thus because we seek help, is that most potential tenants want assurance of our ability to get the project underway and guarantee It sould also be perfectly lorical that would be necessary till we had total occupancy, if manner in this resumment the project you will understand restain spents at a manner of the project of the proj I would welcome if you would check with earry Murray and others in this area whether I am a proper individual to do business at least a personel discussion. As a first suggestion, this project could be erected to with-stand several stories, and could well become the PRIME OFFICE BUILDING in the city. Your comments, directive and pooly JE Rafool associated realty brokers





Sund of the said

March 19, 1963

Mr. Vincent I. Nugent Abbott & Adams, Inc. Real Estate 292 Madison Avenue

Dear Mr. Nugent

Thank you for your letter of March 15th, offering us the opportunity to finance the property at 250 Hudson Stret, New York City.

While we appreciate the opportunity, we are not now in a position to take advantage of this offer.

Very truly yours,

H. J. Gibbons
Executive Assistant

HJG/mc

ABBOTT & ADAMS, INC

Real Estate 292 MADISON AVENUE NEW YORK 17, N.Y.

MEMBER
REAL ESTATE BOARD
OF NEW YORK

Mr. H. J. Gibbons
Executive Assistant General
to the President
25 Louisiana Avenue, N. W.
Washington 1, D. C.

As agents, we are interested in re-financing the above captioned property to the extent of acquiring a First Mortgage of \$1,700,000. \$136,000 per annum.

You will note that the enclosed set-up indicates that Mr. Gordon Kyle of Cruckshank & Company, New York, appraised this property in this appraisal was \$360,000 or approximately \$90,000 less than at

The history of this building is that it was constructed in 1930 and has been maintained at loof occupancy by cutstanding tenants

Very truly yours,

ABBOTT & ADAMS, INC.

Enc.



MURRAY HILL 6-1900

Real Estate 292 MADISON AVENUE NEW YORK 17, N Y

65 linear fact asserted

All information furnished regarding property for tale, rental or financing is from sources diseased reliable, but no warranty or representation it made to the accuracy and some is submitted subject to errors, amounts, thanges of price, rental or other conditions, prior soles, issue or financing, or withdrawal without notice.

Sourcestreuts
Bincoln Mortgage Co.
Baley, Williams, John

March 19, 1963

Mr. William E. Bales, Jr., Vice-Pres The Lincoln Mortgage Company, Inc. 104 West Second Street

Dear Mr. Bales

Thank you for your letter of March 15th.

Our organization, at the present time is not intersted in
the proposal which you offer.

However, we shall keep your letter and brochure on file, in the event we have a need for this service in the future.

Very truly yours,

H. J. Gibbons
Executive Assistant

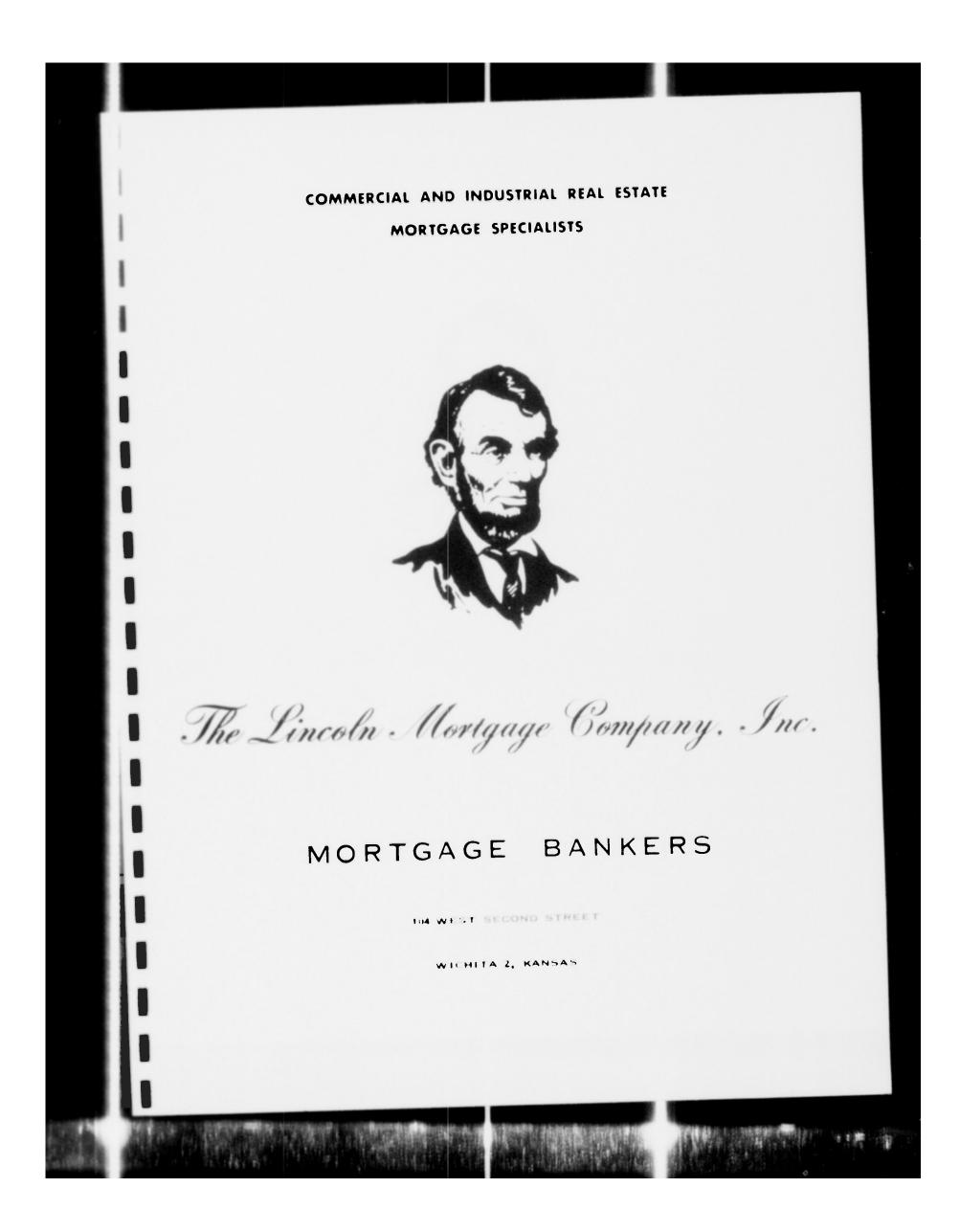
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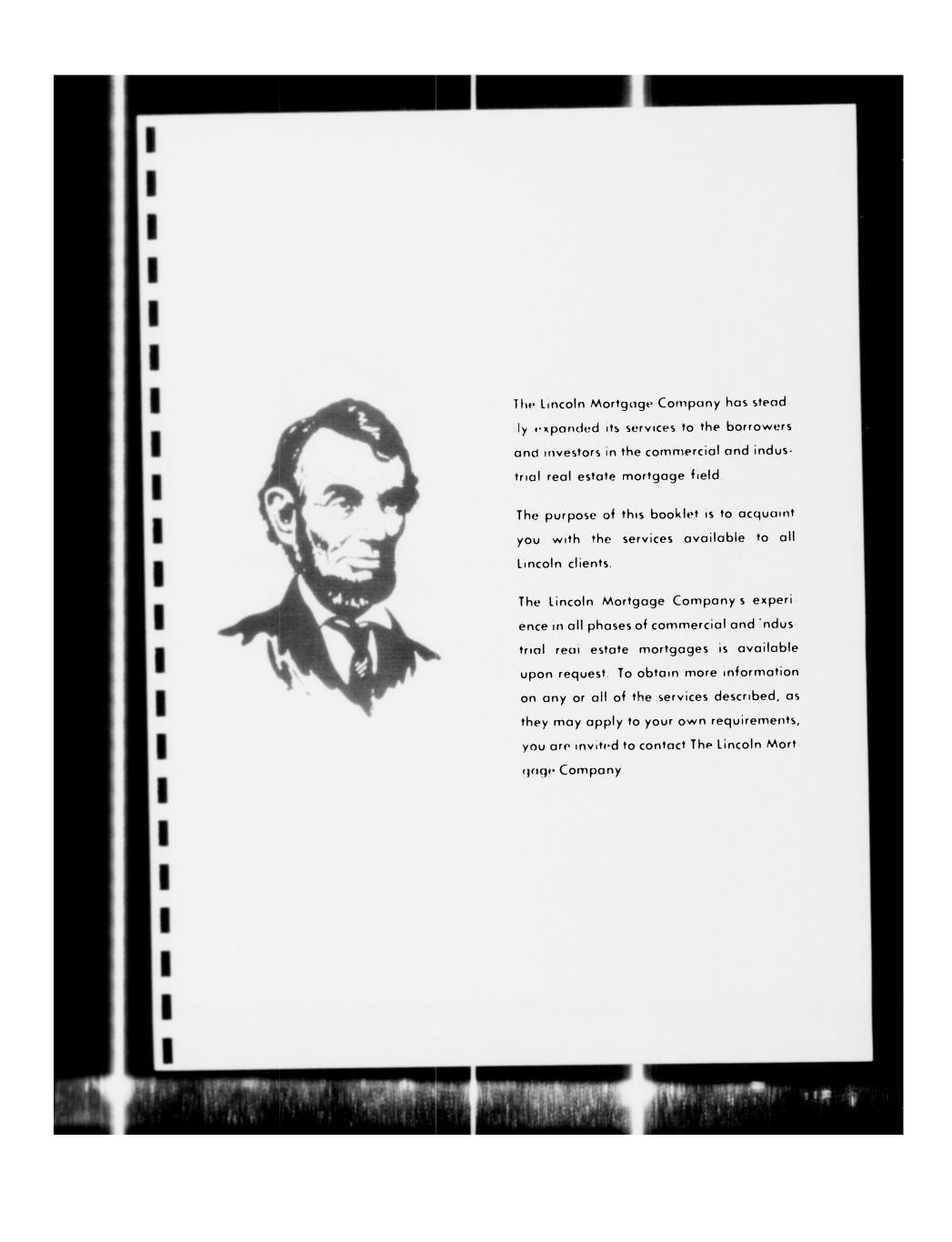


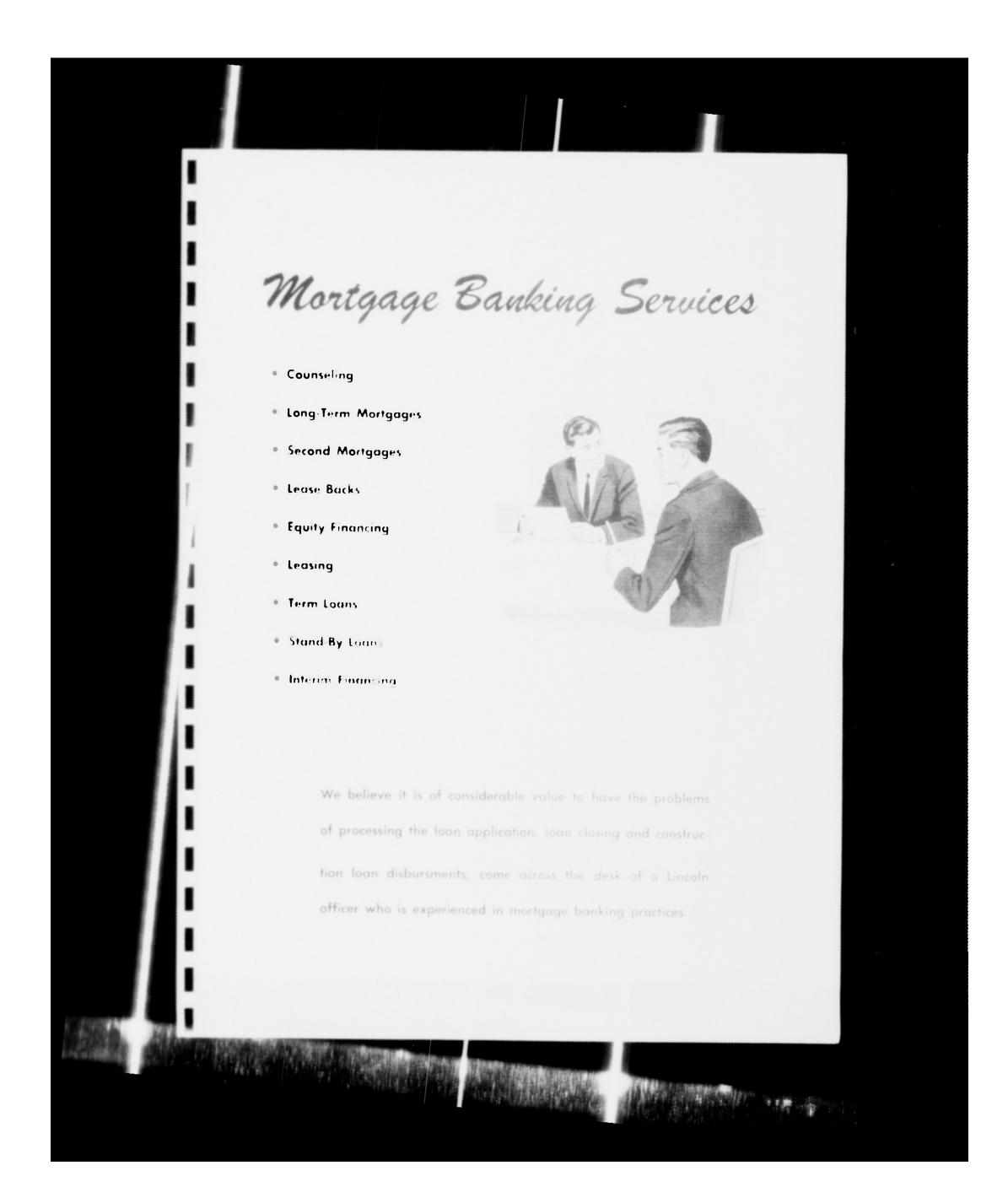
Our Company is happy to service any loan, but it is not imperative that we service any or all of the loans you approve.

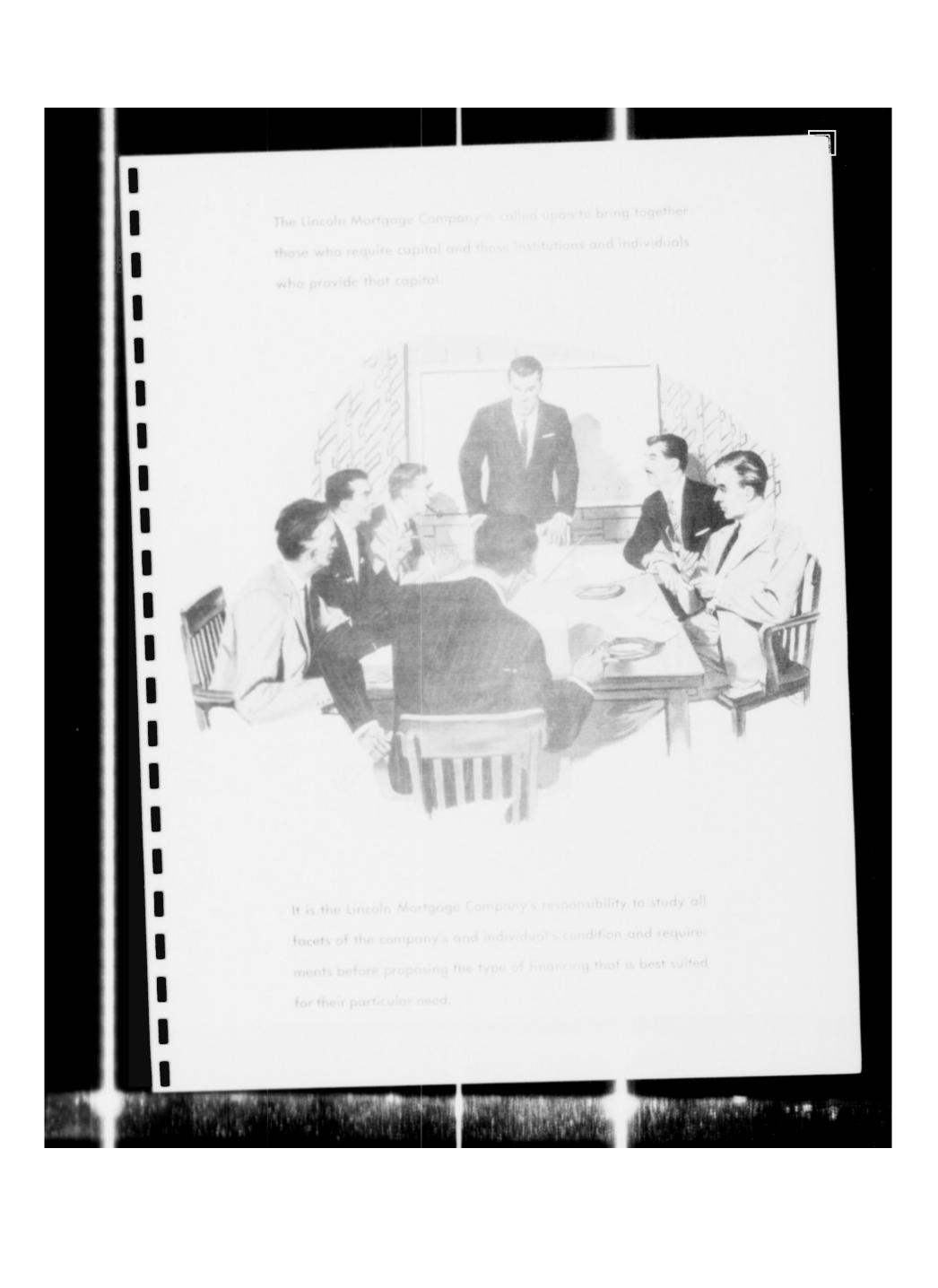
We hope that we will We hope that we will be able to do business with you in the near future, in a way that will prove satisfactory to both you and our clients.

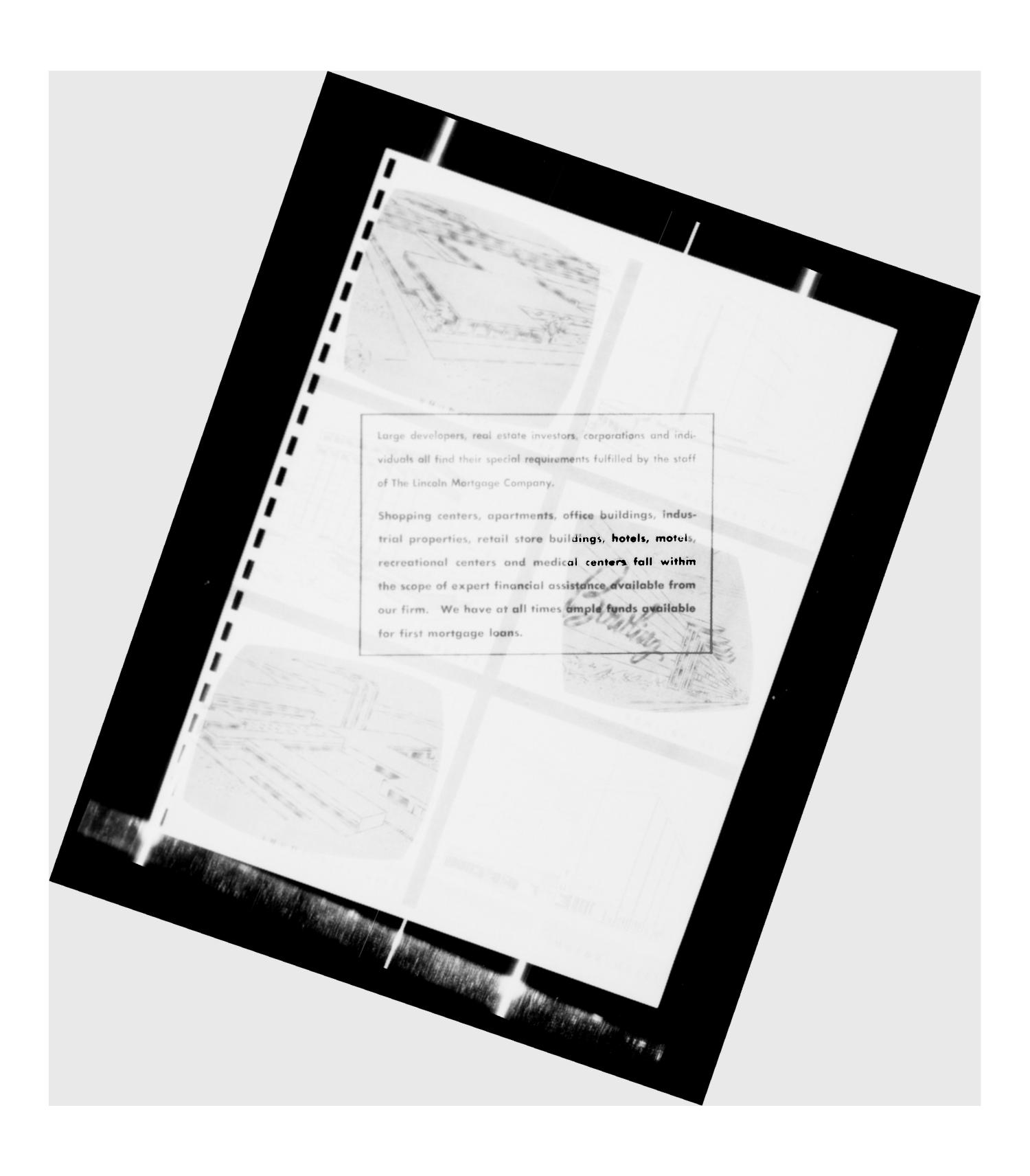
Thank you, and we will look forward to your reply.

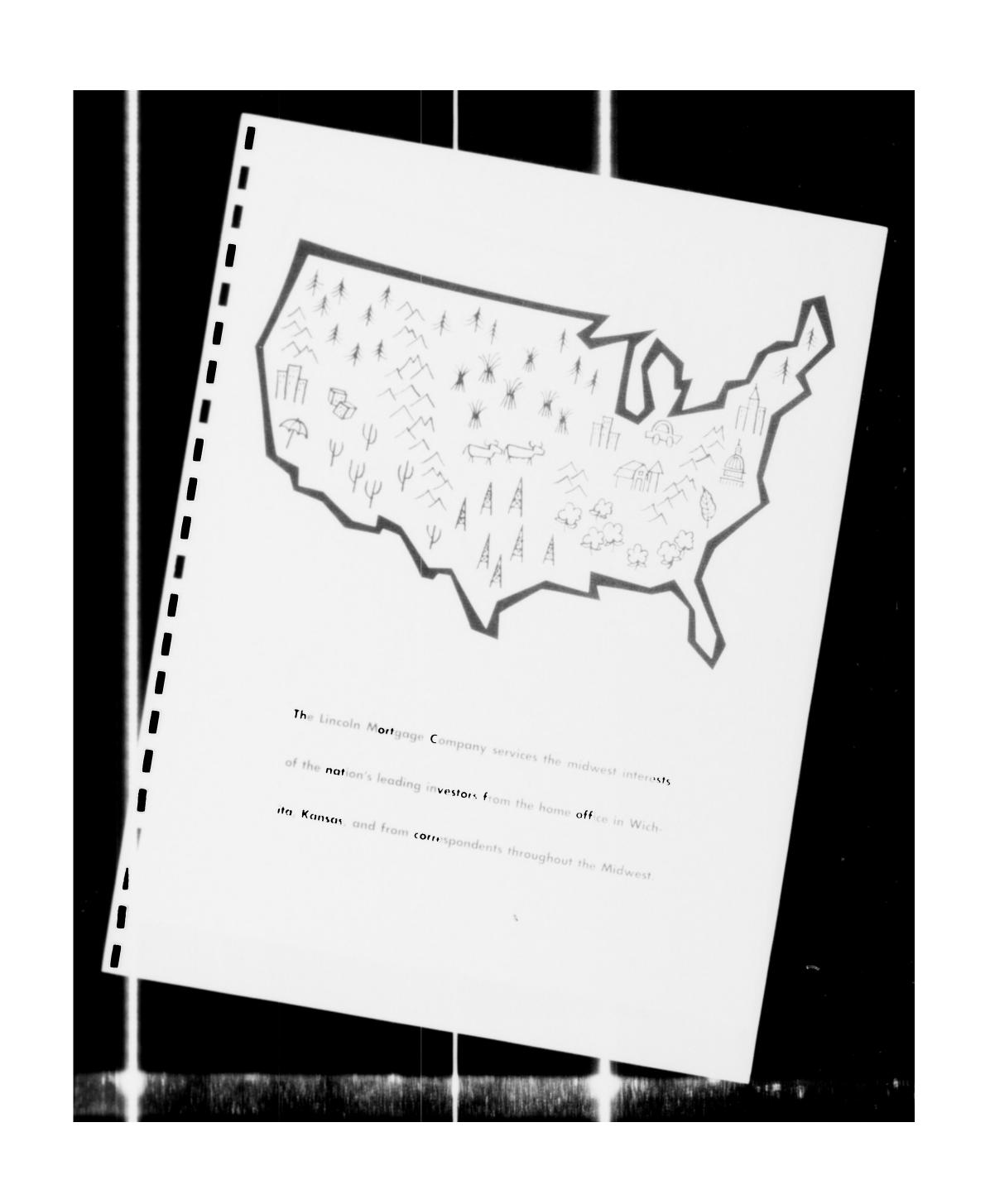














WHAT ARE THE STEPS IN APPLYING AND OBTAINING A LOAM?

STEP 1. You apply for a commercial loan by simply writing or calling The Lincoln Mortgage Company.

Lincoln loan experts are ready to meet with you at your convenience to answer your questions and discuss your financing plans . . . always in strict confidence.

The Lincoln Mortgage Company staff members can give you on-the-spot oreliminary estimates of amount, rate, term, charges, etc., for your love

Certain information such as location, amount of loan, type of building, etc., is needed for the preliminary survey to indicate the feasibility of

- 31EP 2. If the preliminary loan information is approved by Lincoln, then a formal application is made which consists of property appraisal, credit information, financial information, etc.
- STEP 3. If the application is approved, Lincoln furnishes you with a formal writter Commitment autlining in full details the terms and conditions of the loan.
- STEP 4. Closing the loan then takes place. This consists of all legal documents and other papers being signed by the interested parties. If the loan is on existing property, disbursement of loan funds is made in closing. If the



#### WHY BORROWERS PREFER THE LINCOLN MORTGAGE COMPANY

#### BEST RATES

Business men barrow maney to make maney. And, as in the case of any othe business necessity, it's important to "buy right" when you need financing. It's quite likely that you'll find lower loan fees and interest rates at The Lincoln Mortange Company than at many other financing so you

### LARGER LOAN

At Lincoln, appraisals are based on Economic Value, which means that loans are based on the income which a commercial property can produce rather than the building cost. In many cases, such appraisals make it possible for you to borrow a larger amount, thus saving equity capital for other ventures.

### CONSTRUCTION FINANCING

Many mortgage bankers cannot provide financing during the construction of new cammercial building. But at The Lincoln Mortgage Company, Tiberal construction financing is always available to speed your project to completion; conserving your working capital.

### SAVES TIM

No need to "shop" for financing when you deal with The Lincoln Mortgage Company. Lincoln has the resources of many investors . . . from private individuals to the largest financial institutions . . . available to you. Ou ability to provide just the kind of financing you want saves you valuable time and money.

### QUESTIONS AND ANSWERS ABOUT COMMERCIAL LOANS:

#### WHO CAN APPLY FOR A COMMERCIAL LOAN?

Any businessman, developer, investor, corporation, institution or member of a profession.

#### IN WHAT AREAS ARE LOANS MADES

Lincoln will arrange financing anywhere in the United States and in some foreign countries. Regardless of location, our service is dependable, confidential and economical.

#### IS THERE A LIMIT ON SIZE OF LOAN?

No. Loans are available from \$10,000 to \$10,000,000 or more! Typically, commercial loans are limited to the value of property, certain properties may carry loans of 75% and even 100% of value. Loans can be obtained for as long as 25 years, at attractive interest rates.

#### WHAT ABOUT LOAN COSTS?

Loan fees depend on marketability of the mortgage and complexity of processing the loan. Nominal charges are made for required credit reports, escrow services, recording fees, appraisals, and title insurance. No fees are charged if we are unable to issue the loan commitment you require.

Many borrowers have saved substantially because of our low charges.

### HOW LONG DOES PROCESSING TAKE?

Normally, elapsed time from application to commitment is one to three week Efficient and confidential handling of your application saves you valuable time.



We at Lincoln exert our talents to serve America's biggest industry: real estate and construction.

It is not enough, these days, for a financial institution to be merely "friendly." Because of the huge and constantly growing need for money to build and improve apartment dwelling, and commercial, industrial and business structures, financial institutions must possess broad resources and wide-spread contacts.



MORTGAGE BANKERS

#### INFORMATION NEEDED FOR EACH LOAN

Area map

Corporation credit reports

Individual credit reports

Post operating statements (5 years)

Projected operation statements (5 years)

Verification of Deposits

Appraisol

Pictures or Artists' Sketch

Plans

Specifications

Leoses

Corporation Financial Statement

Personal Financial Statements

Breakdown of Construction Costs

Land Cost

Agent of Record

Exclusive Agreement

Placement Fee Check

Application



### MORTGAGE BANKERS

#### APPLICATION FOR MORTGAGE LOAN

loan Amount			Doil	ors (\$		Tanacal pure n	) payable in
		years o	ıt		per cent,	interest per oni	num, payable
			principal an	d interest.	to be payable	at The Lincoln M	ortgage Com
pany, Inc. office or assigned							
Purpose of Loon							
1. APPLICANT: Name (as a	will appe	or in record tit	le)	en e	a ( a w   m) i ki i a manana madala w ( a manana		
Correspondence Address							
History		1					
Net Worth: Total Assets \$	9110010	10101		Total Wa	orth \$	Emerinavarida	
Is there any history of felo	nious cho	orge or bankru	iptcy on the	part of the	applicant or	its principles? If	not, so state
If any, give details	bear	mitoiremak					
2. SECURITY: Location Str	eet No.	City and State	; ottoch the	legal descr	iption.		
Dimensions of Lat? Front			Fee	by Depth		feet.	
3 IMPROVEMENTS usag	•	to faunt asmolo	units			rooms	
baths.	stories		elevators			_bosements	10 a 4   10 c 2   10 a 2   10 a 3   10 a 4   10
Sprint	klered?		Air con	ditioned?_		stelamos esp (1) li	parkin
(cars or ratio)		rentabl	e area	The second second			square feet
Construction characteristics	(brief de	tail)					
4. COST AND FINANCIN	G. Brook	natu (ân ha) mus					10
4. COST AND FINANCING  when total valuation \$	G Propi	iriy (10 bel pur	cnosea	Price \$		Andrews Co.	STATE OF THE PARTY
Cost of capital improvement		.T.A:			4 4 4		a bee requests
Cost of copital improvemen	nts or Di	ulaings constru	JCTOO OF TO D	e complete	0 0 0 0 00 0	r proposed loan	physical II f
Existing martgage Indebted	lness:	And the second	and the first to	prints been	distribution with	ne linetaller to uny	not delived at Y
Balance		Int. Rote	Moturity	Prepay	ment Charge	Mortgo	gee
\$		%	19	\$		unda hada nool adi d	Source and that of
\$			19	\$	verget inn ratepast	mad an gried tage	Z. The Cot the Till
5. INCOME: Grass and Ne	t income	(before building	ng depreciati	on and F.I.	T.) for the past	5 years:	
		19	9 19	19	19		
Gross	5	Charles of Street, St.	\$	\$	\$		
Net	5	\$	\$	\$	\$		
6. APPRAISAL VALUE: Los	nd \$		lmp	provement		to bar	
O DITADISHE THEOET CO							



# MORTGAGE BANKERS FINANCIAL STATEMENT

ITEMIZED LIST OF REAL ESTATE OWNED

ASSETS	LIABILITIES			
Cash on many and in bank	Accounts Owing (Open)			
Acressts	Notes Payable (Unsecured)			
Notes (Open)	Notes Payable (Secured)			
Notes (Secured) SMOORS GMA SGMO	Jodgments			
Personal Property	Mortgages (Show total here; itemize on reverse side)			
Real Estate (Show total value here; itemize on reverse side)	Chattel Mortgages	SieR shi		
BONDS (Show total value here; es reverse side)	Other indebtednese (Itemise)			
STOCKS (Show total value here: itemize on reverse side)				
Other assets (Itemize)				
	TOTAL LIABILITIES			
	NET WORTH			
TOTAL	TOTAL			
INCO	OME Select to coppedite state of least to the other states.	JATOY		

Salery

Not Investment Income

Income All Other Sources

TOTAL

II- OR IWE) CERTIFY THE ABOVE IS A TRUE AND ACCURATE STATEMENT OF (MY) OR (OUR) FINANCIAL CONDITION AS OF THIS DATE, THIS STATEMENT IS GIVEN IN CONFIDENCE TO INDUCE THE LINCOLN COMPANY TO APPROVE THE MORTBASE LOAM APPLICATION TO WHICH THIS STATEMENT IS ATTACHED,

Signed this

...day of...

.....19...



REQUEST FOR VERIFICATION OF DEPOSIT			
n an application made to the above company for a loan, the applicant was indicated his balance on deposit with you.	ADDRESS		
fame and Address of Bank or Other Depository		Date	
Г	٦		
		Balance	
		Type of Account	
L			
This confirmation is to be forwarded to us for the confidential use of sistance in rendering a decision.  Any statements on your part or on the part of any of your officers as is a matter of opinion and given as such, and solely as a matter of court	to the responsibilit	y or standing of any per	son, firm or corporation
or any of your officers.			
	OTHER DEPOSI	TORY	
or any of your officers.	OTHER DEPOSI	TORY  Loans outstanding to	applicant

Account less than 2 months	Date opened	Loans outstanding to applicant	
Account less man 4 months		SECURED	UNSECURED
Approximate balance past 2 months	Average		

This information is furnished to you in strict confidence in response to your request and is solely for use by you in connection with the application for a loan.

Official title Signature



### MORTGAGE BANKERS

1.4			
This agreement, made and entered into this	day of	10	, by
nd between:	or garantino lla vitar	no restriction to bus bos	alandoral at the
pereinafter referred to as BORROWER and THE LINCOLN MCCOMPANY, WITNESSETH	ORTGAGE COMPANY	INC., hereinafter ref	erred to as
The BORROWER hereby grants to the COMPANY the nortgage loan upon real estate (and buildings) legally describ	exclusive right to reprobed as follows:	esent them in negotiation	n <b>g</b> for a
the boxes of the fire any security and the Coast Superior and the security and the coast Superior and Su	IT yithigh berbroad and sole as STWOSSOR or switching seeb	one consumently with a consumer to the consumer the consumer the consumer the consumer the consumer the consumer to the consum	
The said commitment shall be in the principal amount	-	with an interest r	ate not to
xceed % per annum, repayable a	ever a term of	years with a m	naximum
iscount to be paid by BORROWER to the lender of	% of the loan	commitment.	
ian, BORROWER agrees to pay COMPANY the actual cost of COMPANY shall be the exclusive financial representation of financing, on the above submission, for a period expire.	tative for BORROWER		ning of a
upplied COMPANY all necessary documentation requested.	triand trianges report field to	Thorne towns becautiful	disol not ent.
During said exclusive term BORROWER shall submit t	ta COMPANY all soid to process each such su		
shall expedite and assist in the placing of all such documents over an behalf of BORROWER such loans, upon the above statements as may be acceptable to BORROWER.	ation, and shall negative	ate and use its best effo	orts to pro-
As full compensation for COMPANY'S services in ne erms above stated or on such other terms as BORROWER may igning af this agreement as a good COMPANY'S placement fee in full of	egotiating and procuring accept, BORROWER a faith deposit and upon	grees to pay COMPAN	Y on the
COMPANY agrees to accept such engagement and to	o use our best efforts to	procure a loan commit	ment upon
It is further agreed and understand by the BORROWE COMPANY in obtaining said Mortgage Loan, which will contain these additional expenses, which are referred to as LOA	nsist of filing fees, app	raisers fee, credit repo	rts, etc., and
It is further agreed and understood that should the BC interest, at the direction of the BORROWER, obtain or try to in default of this Agreement, and it is understood that the Cost liquidated damages and not as a penalty.	obtain this loan, then	the BORROWER shall	be considered
It is further agreed and understood that should the CO time limit as designated by this Agreement and should the BC for loan, it is agreed that the BORROWER shall forfeit the G loan casts as of that date, which are to be considered as liqu	DRROWER, for any reas Boad Faith Deposit and	on, decide not to acce in addition thereto pay	pt the applied

It is further understood and agreed that should the COMPANY fail to obtain the loan as applied for by the BORROWER within the exclusive time limits as set forth in this contract, the good faith deposit, shall be refunded to the BORROWER, less the existing laan casts as of that date.

It is further understood and agreed by the BORROWER that one of the requirements in obtaining this applied for laan is the assignment of an amount of life insurance to be used as collateral. The amount of life insurance to be assigned is not to exceed

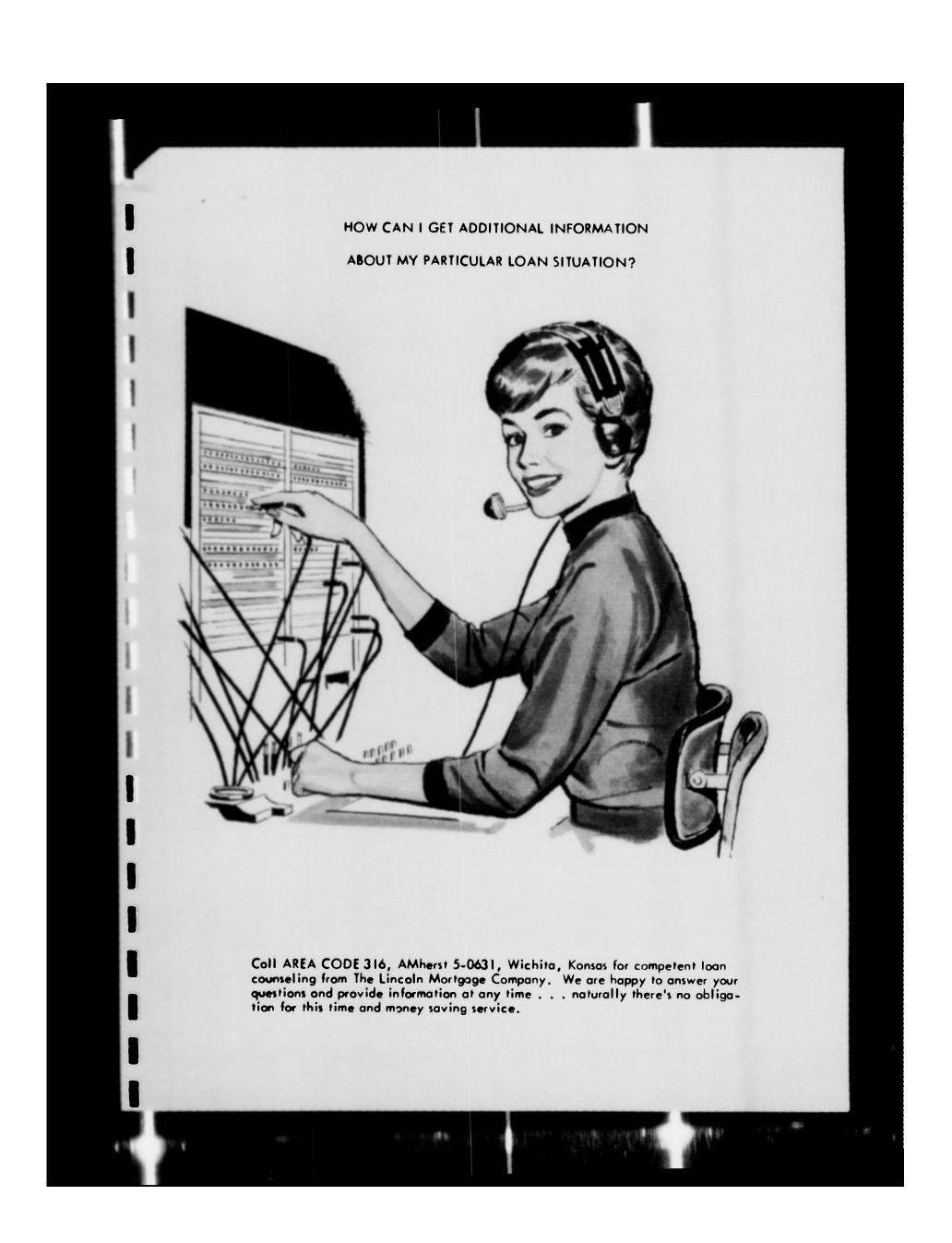


# The Lincoln Mortgage Company, Inc. MORTGAGE BANKERS

#### AGENT OF RECORD

	Pursuant to the agreement entered into	this day of
19	by and between	
and loan	THE LINCOLN MORTGAGE COMPANY for certain properties and buildings to b	Y, INC., concerning the placement of a mortgage be erected at or on
the u	undersigned agrees to the following:	
fire of LINC rate MOR	LINCOLN MORTGAGE COMPANY, It and casualty, liability, etc., as may be COLN MORTGAGE COMPANY, INC. with other companies doing the same type	aforementioned loan we agree to secure from NC., or their agent, any insurance such as life, required by the lendor, providing that THE can furnish the necessary insurance at a comparable of business, and hereby appoints THE LINCOLN record in the securing of any and all required
		LINCOLN MORTGAGE COMPANY, INC. this
	day of	, 19
		THE LINCOLN MORTGAGE COMPANY, INC.
		Ву:





ADMINISTRATIVE FILE

X Carlyle Hotel

X Barry Companies

X Walley, Bonal ?

March 19, 1963

Mr. Donald R. Wallesz
The Berens Companies
1120 Connecticut Avenue, N. W.
Washington 6, D. C.

Dear Mr. Welless:

Thank you for your letter of March 14th

advising ue of the availability of the Carlyle Hotel.

Unfortunately, at the present time our organization is not interested in this proposal.

Very truly yours,

H. J. Gibbons

Executive Assistant to the

General President

HJG/yk

作为 地名



FEderal 3-8800

companies

mortgage bankers · realtors · Investors · Insurors

George W. DeFrancoaux, President

Bender Building 1120 Connecticut Ave., N. W. Weehington B, D. C.

March 14, 1963

Mr. James Hoffa
International Brotherhood of Teamsters
25 Louisiana Avenue, N.W.
Washington, D.C.

Dear Mr. Hoffa:

You may be interested in knowing that the Carlyle Hotel at 500 North Capitol Street, is being offered for sale.

This being a neighboring property to your building, it would seem logical that you would be interested in owning this property.

Our office is handling the sale for the owners and we would be very much interested in discussing this matter with you or your Associates.

Very truly yours,

FRENERICK W. BERENS SALES, INC.

Donald R. Wallesz Commercial Sales and Leasing

DRW:ig

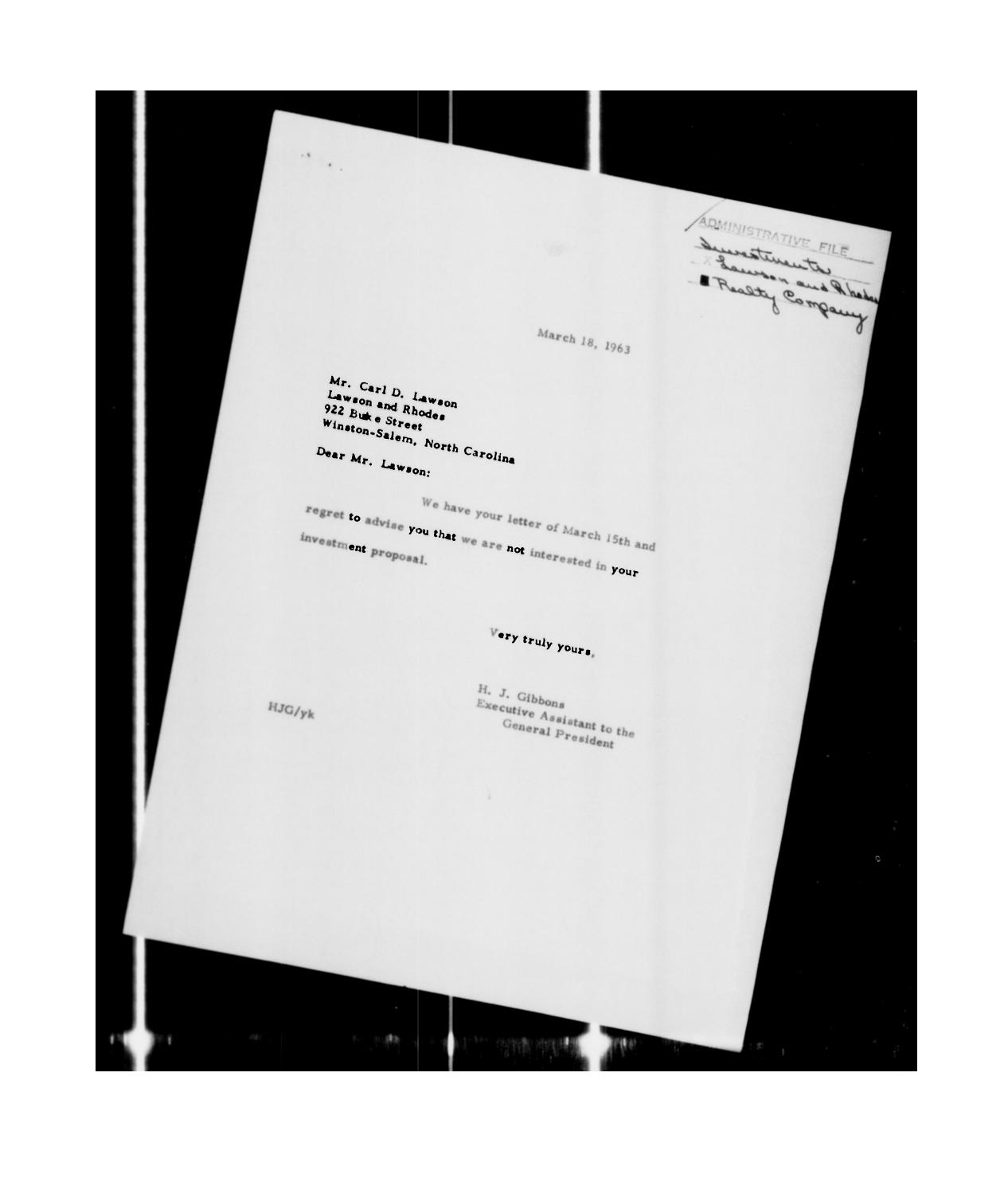


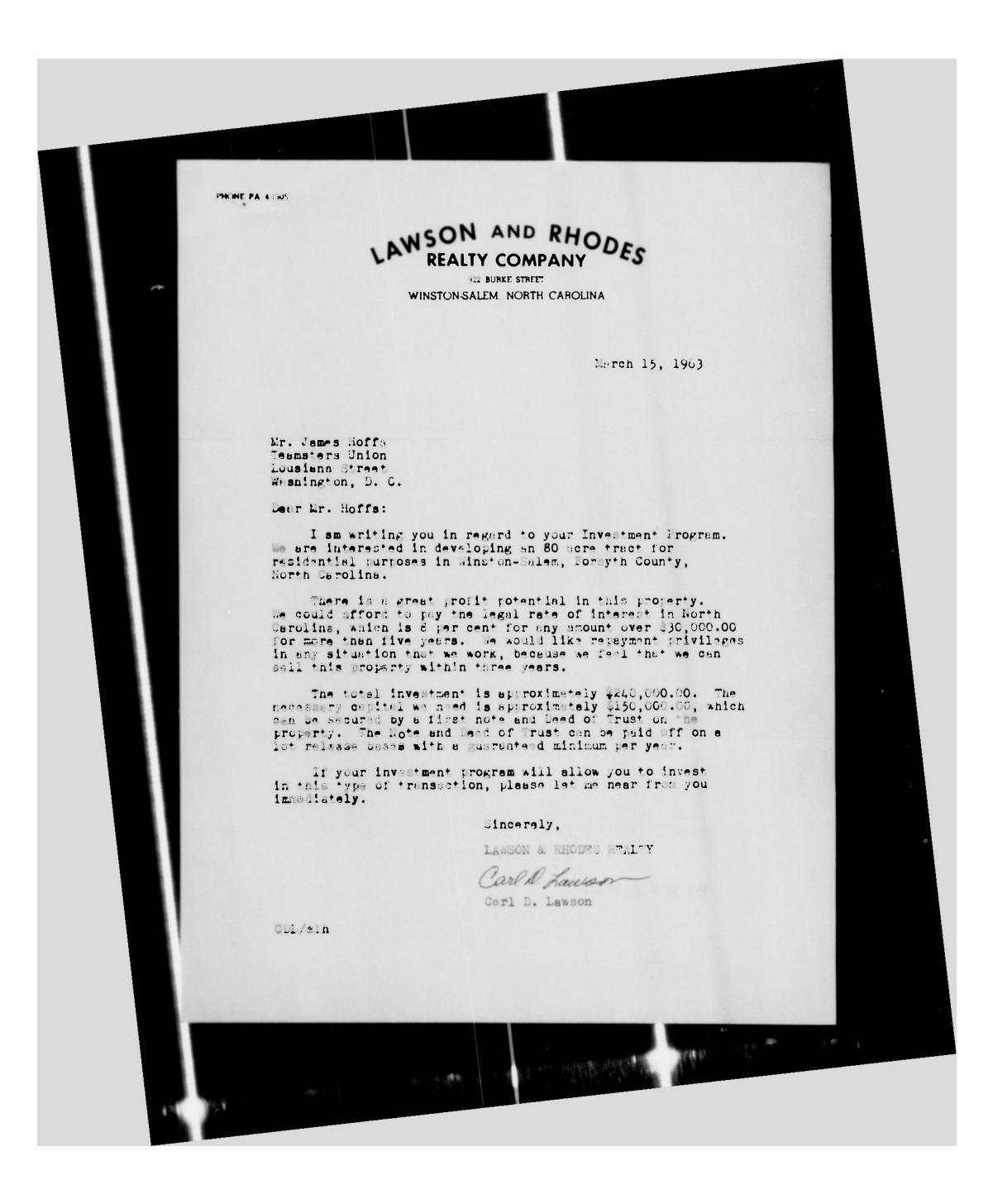
derich W. Berene, Inc. Frederick

Frederick W. Berens Sales, Inc.

F. W. Berens insurance Service, Inc.

Berens Securities Corporation





## FREEHOLD REAL ESTATE COMPANY

SALES . RENTING . MONTGAGES . INSURANCE

311 FOURTH RYEMUE - CONT. 1 5800 - PITTSBURGH 22, PA

March 15, 1963

ADMINISTRATIVE FILE\_\_

X Kiens, Hubert X

v=nue, Torthwest shington 1, J. 3.

Attention: fr. Harold J. Giblons

#### Gentlemen:

Since our letter of December 2", 1962, we have not heard from you. Is there any further information you need other than what we have already mentioned in our previous letter?

e are taking the liberty of sending you the details of our second 20- to 25-story apartment that is going to be built in the downtown area. It will be in the medium-price range and will be located in an area which has been definitely set aside for high-rise apartments. As the article is self-explanatory, we will not any further detail or description.

May we surgest that now is the time to obtain a location in our downtown area on the property set aside for high-rise abartments by our City Planning Commission.

Your article in our local paper of December 1', stating your plans to build a series of luxury skyscrapers in major cities for retired members, would fit in very well with our downtown program (where the facilities offered are the best as to shopping, restaurants, variety stores, churches, libraries, transportation, which will be modernized and brought up to date, and all other facilities required by your senior citizens).

hay we hear from you in the not-too-distant future, as to your thoughts in the erecting of an apartment building in our downtown area.

Sincerely yours,

FREEHOLD REAL ESTATE COMPANY

ubert F. Fress Commercial & Industrial

. : jls

unclosures

INCORPORATED 1903

**Pending Final Ruling** Run Incline, **Court Tells Trolley Firm** City, County Win Fight On PUC Order Halting Operation |Coolings from Page Deal the Punite I tility Commission (PUC) but suscended by the Superior Court pending to-day's harving.

Judgen Ervin and Weedside childenged the City's claim and the results on had sound on without Repring any opposition testimony on the limits a Thrusosury artist. PUC Attorney Daniel Joella said the commission singled will the incitive for temporary as \$50,000 a year he asserted.

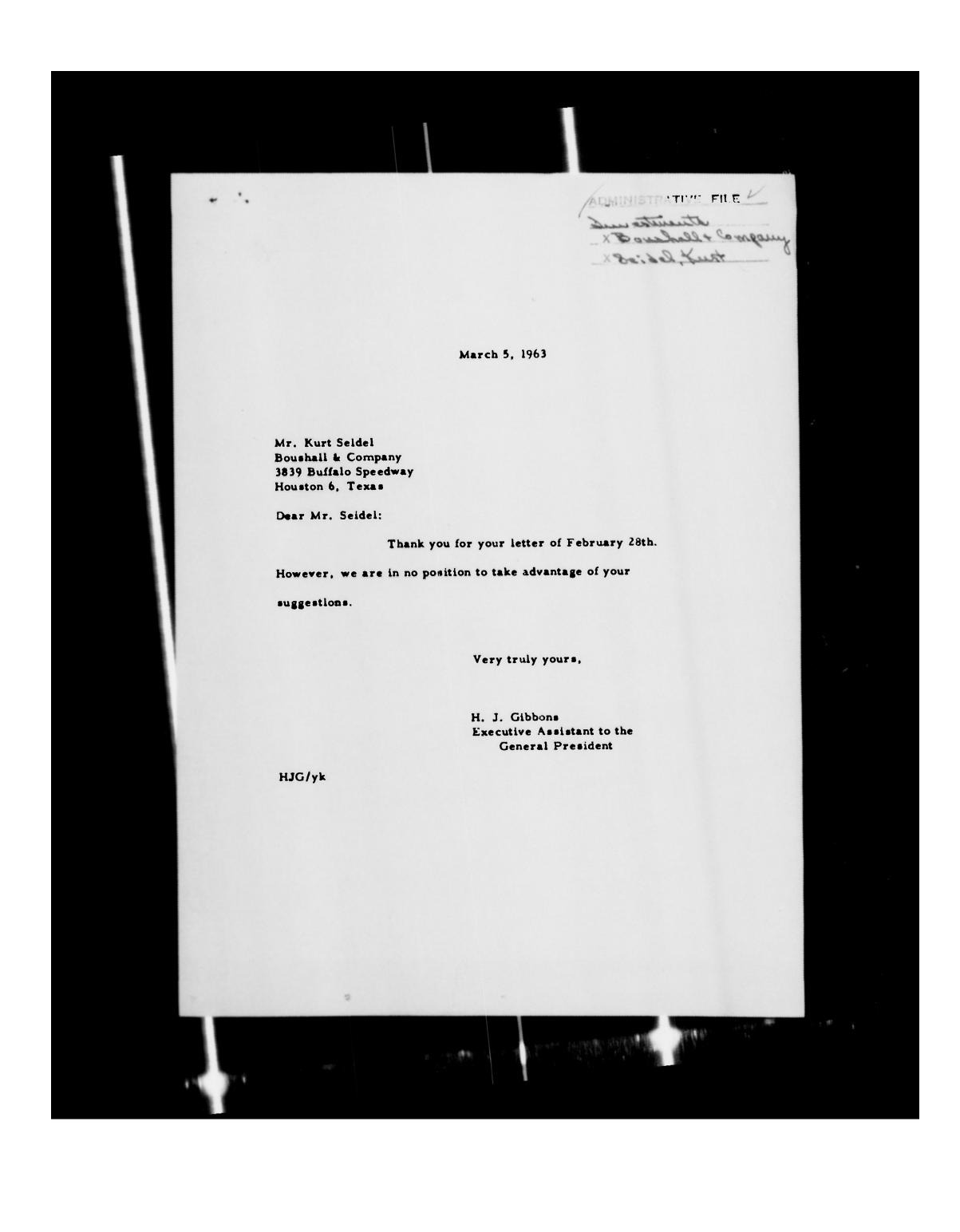
But the point hammered home b yMrs. Finkelhor and County Sollcitor Maurice Louik is that the public never had a chance to prove other-Profits Cited Mr. Louis out that while Pigalburgh Raitways Co. contends it is losing money heavily on the incline it actually showed a \$600,000 profit last year and invested more than four million dollars in Chicago seems and contends. lars in a Chicago aersol packing firm.

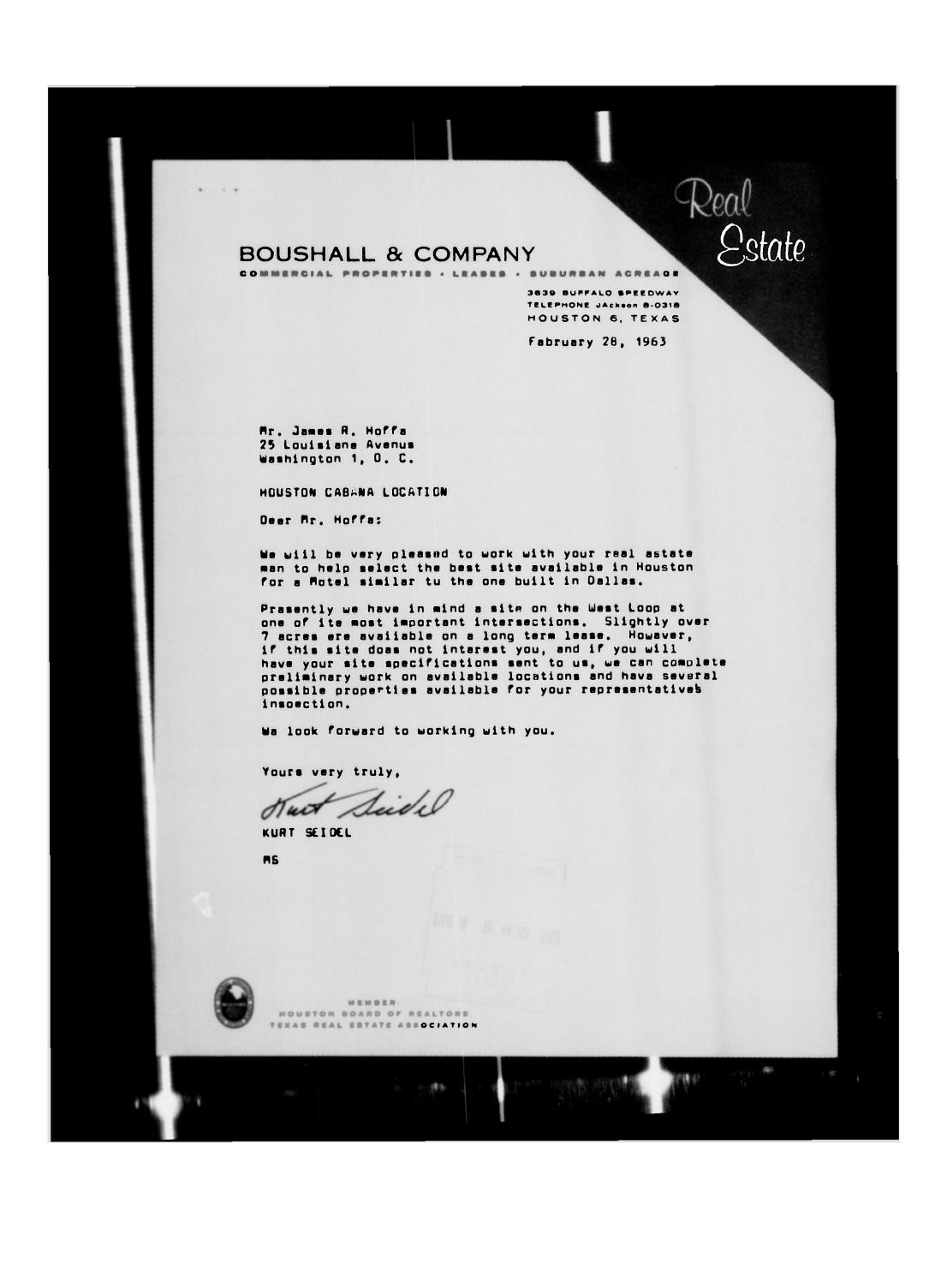
He said that the PUC had granted the shutdown order while the City, County and the company were arguing the merits of a case in which the transit firm requested per-mission also to abandon or cut back service on 27 bus routes. "We only want our full day in court," said Mr. Louik. The company said the in-2.3 passengers per trip. But Mrs. Finkelhor said that this was merely "clouding the issue."

Very few people ride the incline in the middle of the day, she said. The Public Utility Commission (PUC) had ordered the incline closed temporarily as of Jan. 7, after the Pittsburgh Railways Co. contended it was losing more than \$50,000 a year on its operation. Pittburh Raffways part of the proposal older, must of them bus lines, as unecon cantians he operations pending a decision on this appeal.

The City and County further charged the PUC had based its edict entirely on economic factors, when the law specifically states that public accommodations must be taken into consideration. The petition contends the PUC deviated so "flagrantly" from established practice in allowing the temporary shutdown, that the court
is obligated to prevent the Senate Vote Nea JFK's Tran May Clea Press Washington Bureau WASHINGTON, March 1 mittee may approve President The committee okay wou to clear the bill for a vote on the Senate floor as soon as the Senate leadership decides, and it is understood that the final vote could come almost imme-The second secon

6. 化液体







February 27, 1963 Mr. John Marreals Meridian Airways Inc. 32 Law Street Vallay Straam, New York Daar Mr. Morreale: Thank you for your letter of February 22nd addressed to President Hoffs advising him of the opportunity of financing Maridian Airways Inc. President Hoffa has asked me to advise you that ha is unable to avail himself of this opportunity. Very truly yours, H. J. Gibbons Executive Assistant to the General President HJG/yk

Meridian Airways, Inc.
32 Lew Street
Valley Streem, N. Y.

Febuary 22, 1963

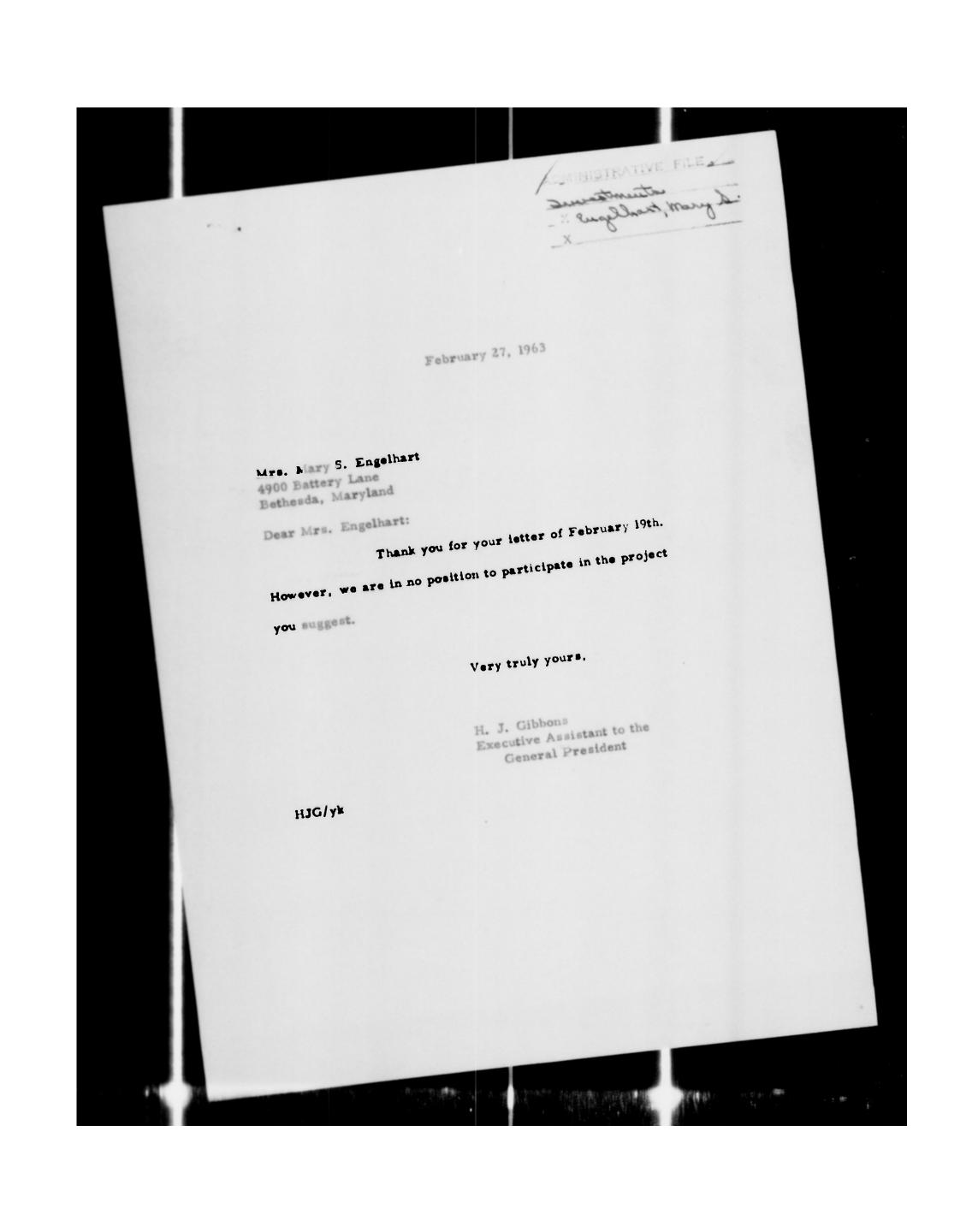
Mr. James Hoffa Teamaters Union Washington 25, DC

Dear Mr. Hoffa,

This letter is to introduce my-relf to you as John Morreale,
President of Keridian Airways Inc. At the present time Meridian
Airways is seeking venture capital to reactivate operations. Its
certificates are still under company control without any liabilites.
Meridian Airways is an unrestricted sirline, free of CAR ruling
and control. It can operate any schedule whenever it chooses,
anywhere it feels there is revenue. In 1961 Peridian Airways
ceassed operations due to lack of financing and has been inactive
since then. The potentials of Meridian Airways are unlimted,
through the media of its licence it can attain continuance growth.

anyone taking part in this venture will appreciate this opportunity to increase his financial standing. Should you decide you are interested and would like to know more about it, a presentation can be arranged for your consideration; or better yet an interview with you. If you are not interested please advise me of same.

Yours truly,
John Morreale
Meridian Airways Inc.



February 19, 1963

Mr. James Hoffa President Teamsters Union 27hl Trumbul Detroit, Eichigan

Dear dr. Hoffa:

I understand as President of the Teamsters Union you make loans on occasions. I would like to make application for a loan for the construction of a 7 unit apartment house.

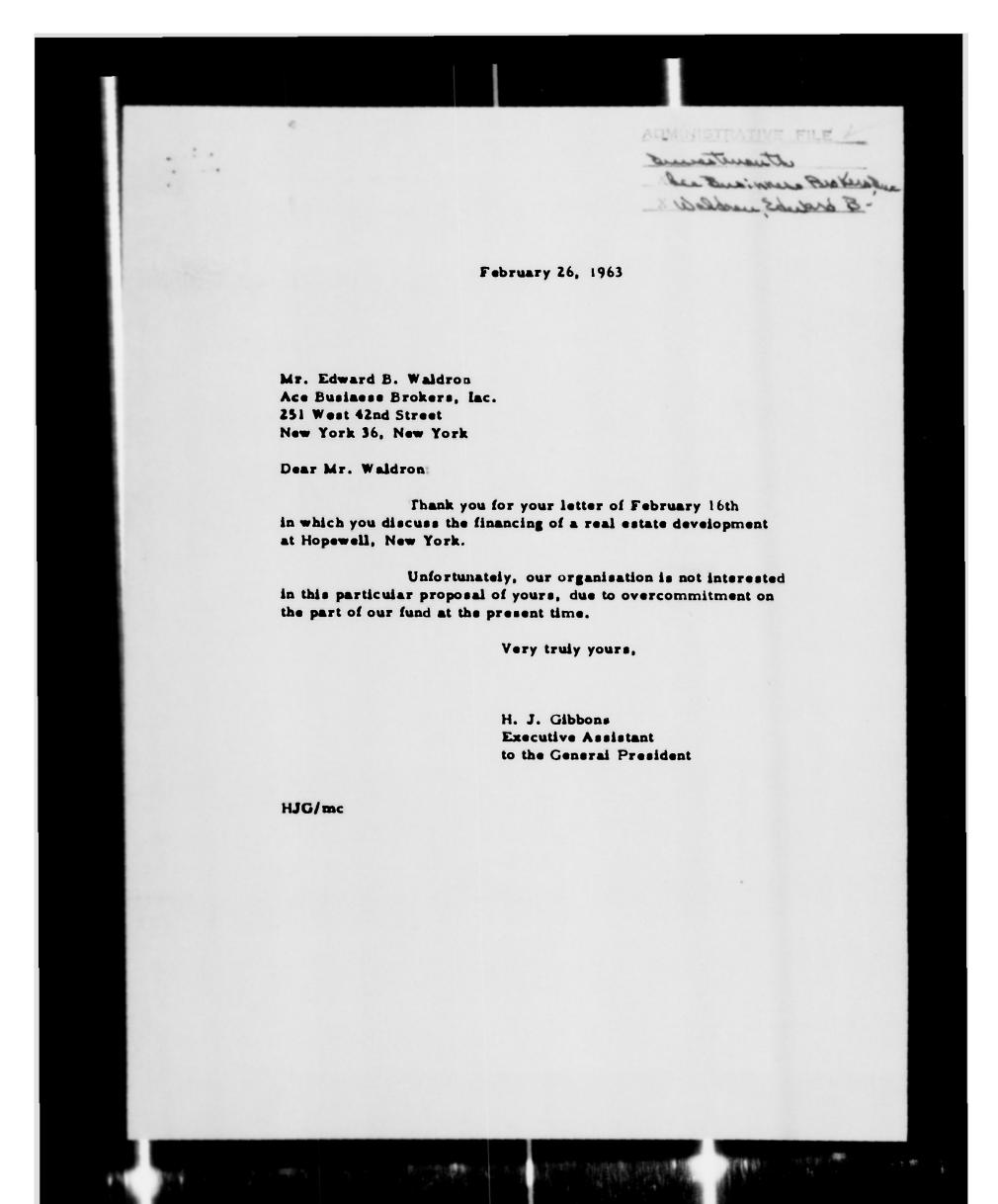
My plan is to purchase enough land in the Bethesda, Maryland area for erection of lk duplex apartments. Construction to be broken down into two parts. The first 7 units to be constructed now and the remaining 7 units to be erected in approximately 3 to 5 years.

Would you consider financing the purchase of 1 acre of land and construction of the first 7 units. The units would be of a deluxe nature - 2 units to contain three bedrooms, 25 baths, with the usual living room, dining room and kitchen. The remaining 5 wits would have 2 bedrooms with 15 baths. Since duplox apartments are not available to my knowledge in the Bethesda area I feel that there would be a large demand for such apartments. I have nothing to finance this plan with except determination. I reslive this is an unheard of request but I must at least ask if you would be interested. Interest rates of necessity would be much higher on a loan of this type due to the risk involved. However, this could prove to be a most profitable investment for someone willing to take a large degree of risk. I would welcome the opportunity to discuss the matter with you.

Any consideration you may give my request will be greatly appreciated.

Sincerely yours,

1900 Battery Lane Bethesda, Maryland



TELEPHONE
ALL DEPARTMENTS
LONGACHE 4-3991-2-3-4

\* LOANS INL TYPES)
\* PRIVATE PLACEMENTS
\* REAL ESTATE
\* SYNDICATIONS
\* MORTGAGES
\* MERGERS
\* SALES
\* PARTNERSHIPS

### ACE BUSINESS BROKERS, INC.

EXPERT GUIDANCE CORPORATE GROWTH

FINANCING

251 WEST 42ND STREET NEW YORK 36, N. Y.

2-14-53

Interactional Brotherhood of Temmsters, To Louisens Ave. T.W., Wishington, D. C.

Attention of Mr. H. J. Gibbons, Ex. Asst. to the General President.

Dear 't. Oibhones

I thank you for your kindly latter of January 17th, in which you advised us that are not interested in a certain lian application I had resented to you, at time.

I have been meeding in the miladely in papers information to the effect that now your Pension Fund and management are beginning to consider loss applications.

I am going to do a large development of 280 acres at Hopewell Junction, N. ., in Diches County. We are going to atent the rist unit of garden accordent construction. The IBM plant is located at this point, employing 5,000 employees between a good deal of other close-by industry. We are going to do probably 10 units of garden apartment house construction here, some 300 rooms to the unit.

will be doing a snow the menter, a motel, some private deallings, and some me ore, office and aparticula construction in the business area.

I enclose set-up of the first apartment house unit, 337 rooms, 2 stories, calling for a loan of 31760,000. If I could not in each your organization at the stort, and only exclusively with you for the financing of the entire development, hat is what I should like to do. If representative of your should be coming york in the near ruture, perhaps we could be a managements for a conference at my office, and by meeting with your representative face to face, probably acrise come to an excement on some way by which we could have your Pension our entire development in Duchess County, N. Y.

be happy to hear from you, and home that we can arrange matters in the near future shareby you can extend us loans out of your Pension Fund.

Trysting I may have the honor of he ring from you at an early date, and with

Edw B Waldron

ACE BUSINESS BROKERS. INC. 251 WEST 42NO STREET NEW YORK 36. N. Y.

LONGACRE 4-3991-2-3-4

REAL ESTATE AND BUSINESS BROKERS

Loom Wanted,-61,760,000 \*\*

Lend and Gorden apartments to be built. Security,-

Repewell Junstien, M. Y. In outstanding feeture about the lesstion is that the I.B.M. has a plent Lucation, -

at this point emplying 5,500 employees.

Based on plene now roing sade and projected income expensee. The value is estimated at \$2,700,000 Velue, -

15 2-roem ept = et \$140 per ro. 262.50 per mo. 16 44 " " 292.50 Income, -2,100 19,685 2,925

> "etel per menth 24,710

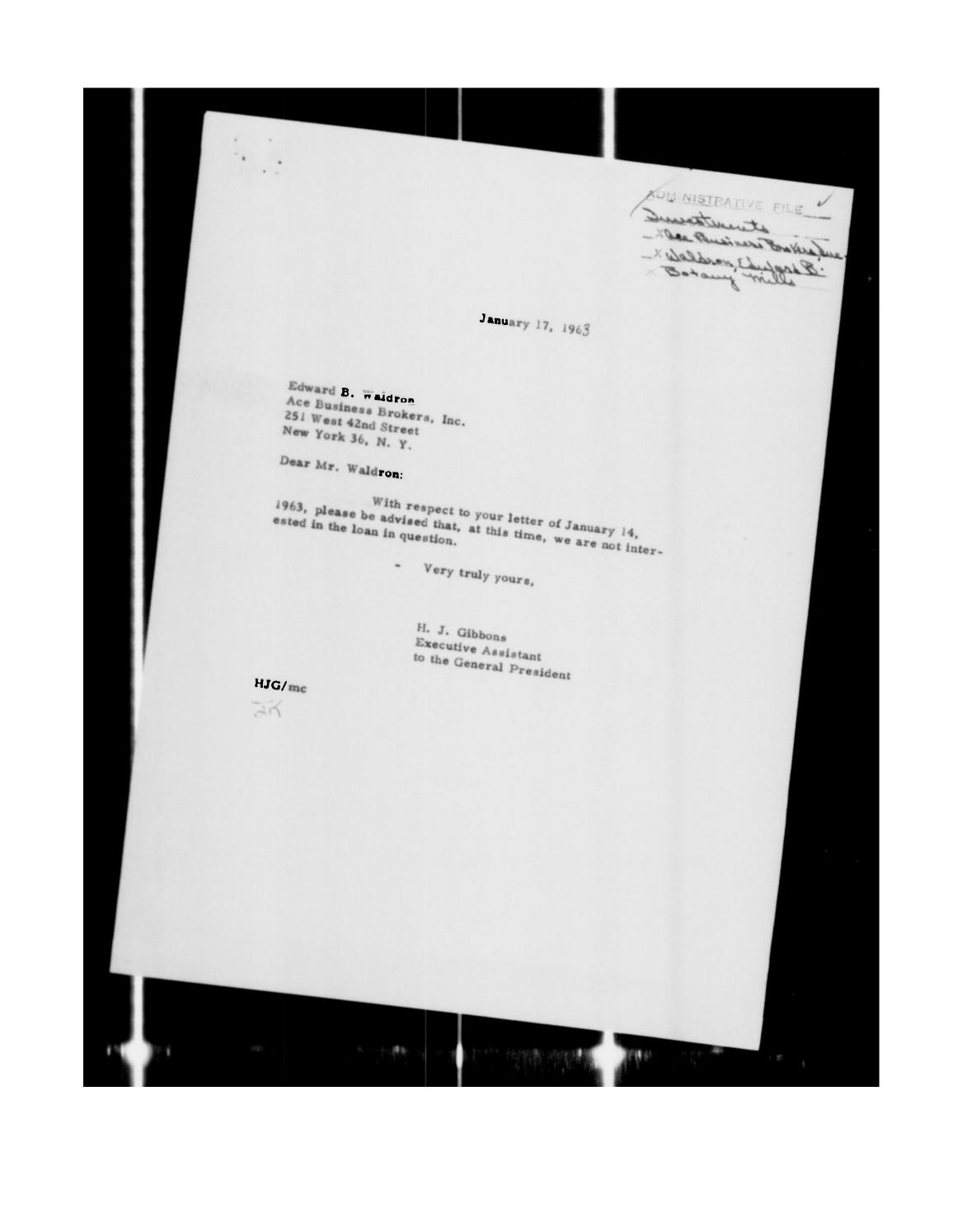
Total,-Fer one year \$ 298,520

\$ 8,000 7,000 5,000 5,200 2,000 Expenses,-Texes 011 Ins. Fire end Liebility apperlatendent

Electricity for helds tator and 3ecor 1,000 28,200

erne velue as shove indicated, should be about 10 times the net income before mertgage servicing, - or \$2,885,200.

therefore, a conservative loss proposal.



TELEPHONE
ALL DEPARTMENTS
LONGACHE 4-3901-2-3-4

\* LOANS IAL TYPES)

\* PRIVATE PLACEMENTS

\* REAL ESTATE

\* SYNDICATIONS

\* MORTGAGES

\* MERGERS

\* SALES

\* PARTNERSHIPS

### ACE BUSINESS BROKERS, INC.

EXPERT GUIDANCE CORPORATE GROWTH

FINANCING

251 WEST 42ND STREET NEW YORK 35, N. Y.

1-14-63

Intermational Brotherhood, Teamsters Union in Washington, Washington, D. C.

Tentlemen: Re: \$3,000,000 Loan on Bottony Mills, Parasic, N.J.

I write to inquire examp whether you would be interested to make now and them a secure real estate loss through your Pension Fund.

Thinking perhaps you will entent in such loses, I enclose herewith a set-up of information converning a security valued at \$6,000,000 on which I should like to make application for a lose of \$3,000,000, and conditions to be agreed on between you and my forrowing principal.

If you have New York representation through which you would want to negoti te on this matter with me, I should welcome such opportunity, and shall be grateful to hear from you, advising me how you would like to have me proceed on this loan application.

In all sincerety, I believe this to be a perfectly good loan for your Pension fund which I take to be a trust fund, to make. If you see in the same light as that in which I perceive it to be, the desirability of this loan for your Pension Fund, it will place me to hear from you, and I will then give you my wnolenearted cooperation in following through with the matter in accordance with your suggestions.

With all good wishes for your New Year, and with high regards, I have the honor to remain,

Sincerely,

Edward & Waldron

Edward B. Weldron

Jan 15 1 8 m 153

ACE BUSINESS BROKERS, INC

NEW YORK 36, N. Y.

REAL ESTATE AND BUSINESS BROKERS

The Beteny Mills, Pesseie, M.J. is one of the largest industrial samplexes is the Feet. It concists of about \$\overline{\chi}\$ cores or over 2,000,000 equare feet of land. This for commfeeturing, distributing and processing industries. Gowering ever 1,760,000 square feet of industrial space. It is coreiood by reil and commerce hickorys now under construction. It is within 14 elles of the center of demonstration mine miles from the New Jersey Turnpike and ten miles from the New Jersey Turnpike

The site is lessted in the City of ressele, --- at #182 leyton Ave. It is hounded on the north by Poretson a suffren woolen lile, on the kest by the Lundes Canal and the ressele River on the South and west by residential properties.

dator is supplied by Passeis Velley water Company, and the proporties ore sprinhlared. The electricity is procided by Jublic Service Co., and the site maintains its own transformers by which it breaks down the current to provide whetever power a particular tenent may require.

There is both a conitary and storw sower system on the provides and stoom is presided by seeen oil fired high pressure stoo boilers.

There ere cany major highways of express type being built surrounding the property and it is noted that the western property consisting of over eighteen cores may be decaloped into a new industrial park or perhaps a very fine chapping center. Second large retailers have appreced an interest in leasting large store units on the sits when the development takes place.

Mogetictions are new tobing place on some of the vecent space in the property which sould add an additional 150.000. Mentals. There is a very great adventage for locating in the property resource of the supply of live stead for the corious anufacturing and proposeing industries which require this.

There is escilable an apprecial of the seemonic and physical value of the estire property which suggestion as follows:

The loud veluetion is on a very conservative basis, if the land were to be used for a baseing decelopment or a shapping senter tale value would be sore than deabled.

### ACE BUSINESS BROKERS. INC. 251 WEST 42NO STREET NEW YORK 36. N. Y.

LONGACRE 4-3991-2-3-4

REAL ESTATE AND BUSINESS BROKERS

## Actual Income & Expenses - Statement of the Botany Mills Property Passaio, New Jersey

Rent Income Sele of Steem & Fleetricity		\$820,238.00
	Total Income	\$ 1,142,23ô.00
Operating Expense		
Payroll & Payroll Tax a Canal rent Repair & Maintenance Supplies Fuel Electricity Miscellensous		151,372.00 1,400.00 15,000.00 10,000.00 197,000.00 94,622.00 16,000.00 3,200.00
Pixed Cherges		400,594,000
Insurence Reel Satate Texes		17,500.00
		\$ 117,500.00
Total expense		\$ 606,094.00
Net Operating Profit		\$ 536,144.00

\$ 536,144.00

# ACE BUSINESS BROKERS, INC. 281 WEST 42ND STREET NEW YORK 36, N. Y. LONGACRE 4-3991-2-3-4

REAL ESTATE
AND
BUSINESS PROKERS

\* :::

Current Rent Schedule	the Existing Tenency of the Botsny Mills in	
TENANT	Passaio, N. Tenancy of the	
Popular Merchandise	AREA PER No.	

		massio,	M. J.	ley of the			
Popular Merchandia		AREA	PER P	ney of the	oteny	Mills in	
Ropton		758, 78	3 0.46	-	NT	LEASE	
	••	86,044		034	0,836	LEASE EXP	RATI
Bonnet Corp		00,044	•51	1.9	0	6/72	
(AAA-1) Finishing		3,090	• 56	44	<b>.</b> 848	7/65	
Cheester Mfg. Co.	1	45.991	•40	1,	704	- 4	
Contesso Products		2	•40	67.	318	7/63	
D & P Closhing		2,720	-62			8/66	
Nepee		1,263	•67	1,6		8/63	
High voors		. 012	•50	7,5		10/68	
Irwin Fille Co.		.220	-41	7.00		3/64	
Jeckith Co.		520	1.05	500		3/63	
K.D. w	33,0		•55	14,150		1/69	
Roble Pour	51,5		-49	18,500		1/70	
Koble Tquip. Tonk Co. Kroner Cabinet	22,0		-75	25,000		5/65	
ilto o-	2,82		64	25,200		2/66	
	4.79	• /	41	1,80		/62	
Olymon dire Products	203.705	.6	di .	1,005		/63	
A-1) Look Co.	38,000			130,028		72	
	90,290	•46		17.500			
otrim		•33		30,200	7/6		
	3.030	•79			5/6	5	
Sportswear	13. 444	1-44		2.400	11/63		
ny Stores Inc.	3.000	-40		5,900	5/65		
Sentals Inc.	15.445	1.34	20.0	1,200	<b>40.</b> 50		
	108.000	42-	200	175	8/72		
		•43	16	440			
	701	TAL.			12/63		
			£ 620,	038			

February 25, 1963 Mr. Vincent I. Nugent Abbott & Adama, Inc. 292 Madison Avenue New York 17, New York Dear Mr. Nugent: Thank you for your letter of February 19th, advising us of the opportunity to purchase the building known as 250 Hudson Street. Unfortunately, our organization is not interested in acquiring this property at the present time. Very truly yours, H. J. Gibbons Executive Assistant to the General President HJG/mc

ABBOTT & ADAMS, INC.

Real Estate

MURRAY HILL 6-1900

292 MADISON AVENUE NEW YORK 17, N.Y. MEMBER
REAL ESTATE BOARD
OF NEW YORK

February 19, 1963

Mr. James R. Hoffa Truatee Central States Pension Fund 29 Egat Madiaon Street Chicago, Illinoia

Dear Mr. Hoffat

As sgants we are offering for sale a prime investment property in New York City.

The building is known as 250 Hudson Street, adjacent to the Holland Tunnal Place.

The improvement consists of a 14 story and penthouse modern fireproof sprinklered structure containing 320,000 square feet of floor space and built on a plot of approximately 22,000 square feet.

The present income ia \$453,000 and is fully rented. The expensas are approximately \$225,000, lesving a net of \$228,500 on a free and clear basis.

The major tenant is the United States Government, who have occupied their space since 1953 and show every indication of remaining on the basis of 2 or 3 year renewals.

Built in 1930 this property has been 100% rented since it's inception at constantly increasing rates.

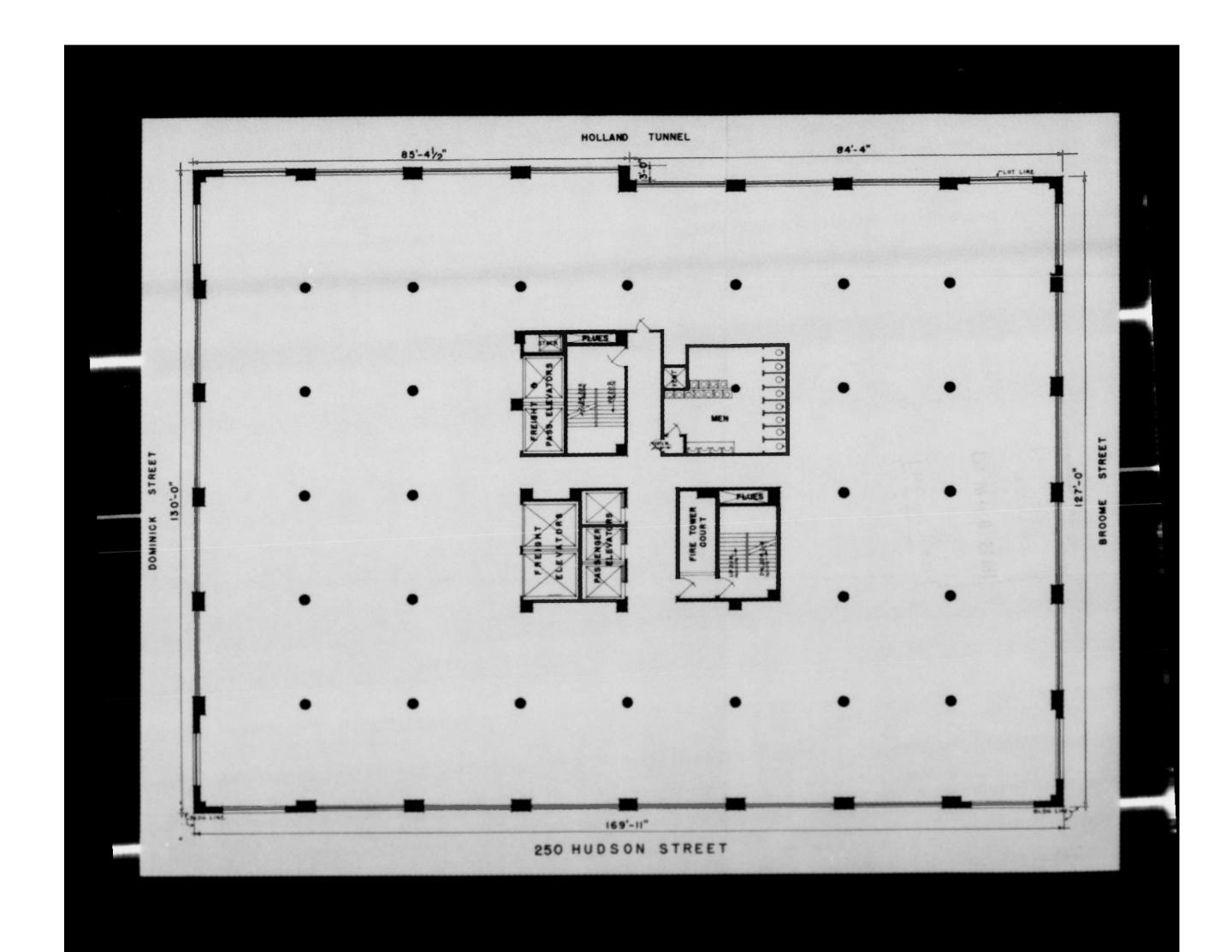
We will be glad to give you any further information you may desire .

Very truly yours,

ABBOTT & ADAMS, INC.

Vincent I. Nugent

VIN:ak



Gaving S. Monny 63 CURLEW STREET ROCHESTER 6. NEW YORK CLEARWATER 4-0078 February 20, 1963 ADMINISTRATIVE FILE Mr. Harold Gibbons, Vice President International Brotherhood of Teamsters 25 Louisiane, N. W. Washington, D. C. Dear Mr. Gibbons: I acknowledge with thanks your response to my letter of February 4 and fully appraciate your position. Thara is another interesting situation which I am presenting: I am the owner of a former industriel property in Detroit which now has a gross income of \$720,000 per year. This income is derived from 30 tenants, some local, some national, most of whom are on a net rental basis, supplying their own heat and light. Our total expanse including taxes, management, and repairs on this project wera for the year \$375,000. We now have a short term mortgage of \$1,000,000 on this property. The interest and servicing of this mortgage is not reflected in the above figures as we are suggesting consideration on your part of the purchase of the land under this property for \$1,000,000 and we would rent the land from you at 7% per annum. We presuma this would be a fine and safe return for your pension fund end we understand that such income would be tax free. If this sounds attractive, I would be pleased to hear from you. Irving S. Norry ISN:JI

REALSERVICE ENTERPRISES INDUSTRIAD HIEAT BETATE

POWERS BUILDING . ROCHESTER 14. NEW YORK HAMILTON 6-2414

February 11, 1963

Mr. H. J. Gibbons
International Brotherhood of Teamsters
2801 Trumbull Avenue
Detroit 16, Michigan

Dear Mr. Gibbons:

Thank you for your letter of February 7, 1963.

Please return our proposal as submitted.

Yours truly,

Irving S. Norry

ISN/lc

February 7, 1963

Mr. Irving S. Norry 63 Carlew Street Rochester 6, New York

Dear Mr. Norry:

I am in receipt of your communication of February 4th, in which you submit for our consideration the Cadillac Tower Building in Detroit, Michigan.

I regret to inform you that we are not in a position at this time to interest ourselves in your proposal.

Very truly yours,

H. J. Gibbons
Executive Assistant
to the General President

HJG/mc

63 CURLEW STREET ROCHESTER 6. NEW YORK CLEARWATER 4-0078 February 4, 1963 Mr. Harold Glbbons, Vice Presdent International Brotharhood of Teamsters 25 Louisiane, N. W. Washington, D. C. Dear Mr. Gibbons: I am introduced to you by Anthony Capone and I am herewith submitting for your consideration, aither for purchase or financing, or some combination deal, the building in Detroit, as per the enclosed brochure. Writar is in a position to deliver this property on a very attractive basis and would welcome an opportunity of meeting with you in Detroit to Inspect the property, or in New York or Washington, whichever would be most convenient. Awaiting an Indication of your interest, I am Very truly yours, Irving S. Norry ISN:JI Enc.

### February 20, 1963

Mr. Ernest J. Marchi Marchi Realty 702 Alhambra Avenue Martinez, California

Dear Mr. Marchi:

Thank you for your letter of February 18th inquiring about the possibility of a loan.

We regret to inform you that our organization is not interested in placing the loan you suggest.

Very truly yours,

H. J. Gibbons

Executive Assistant to the

General President

HJG/yk

1. E\_\_\_

BRNEST J. MARCHI

LICENSED REAL ESTATE BROKER

BUSINESS OPPORTUNITY BROKER

 COMMERCIAL PROPERTIES
 INCOME INVESTMENTS • HOMES AND ACREAGE

702 ALHAMBRA AVENUE MARTINEZ, CALIFORNIA ACademy 8-1280

Feb. 18, 1963

International Leamaters Union, 25 Louisiana Ave, N.W., de shington, 1, D.C.

RE: Lorn on Lake Taboe Motel,

Centlemen:

we represent the owner of a 20 unit motel at South Lake Tahoe and would like very much to talk to your West Cost representative about a first loan on the property.

The motel has a Marshall Stevens appreisal of about \$200,000 and it is only 19 months old, and a loan of about \$120,000 is needed and the owner is willing to pay sufficient points.

It is an excellent little motel, with room for excansion, and the only reason a new first is needed is that a construction loan had been placed on the roperty, with a "take out" with one of the los investment firms which the state of California later put out of business as "10 percenters". This leaves my client in the position of having to get a new take-out as the Pasadena tank wents the construction loan paid off.

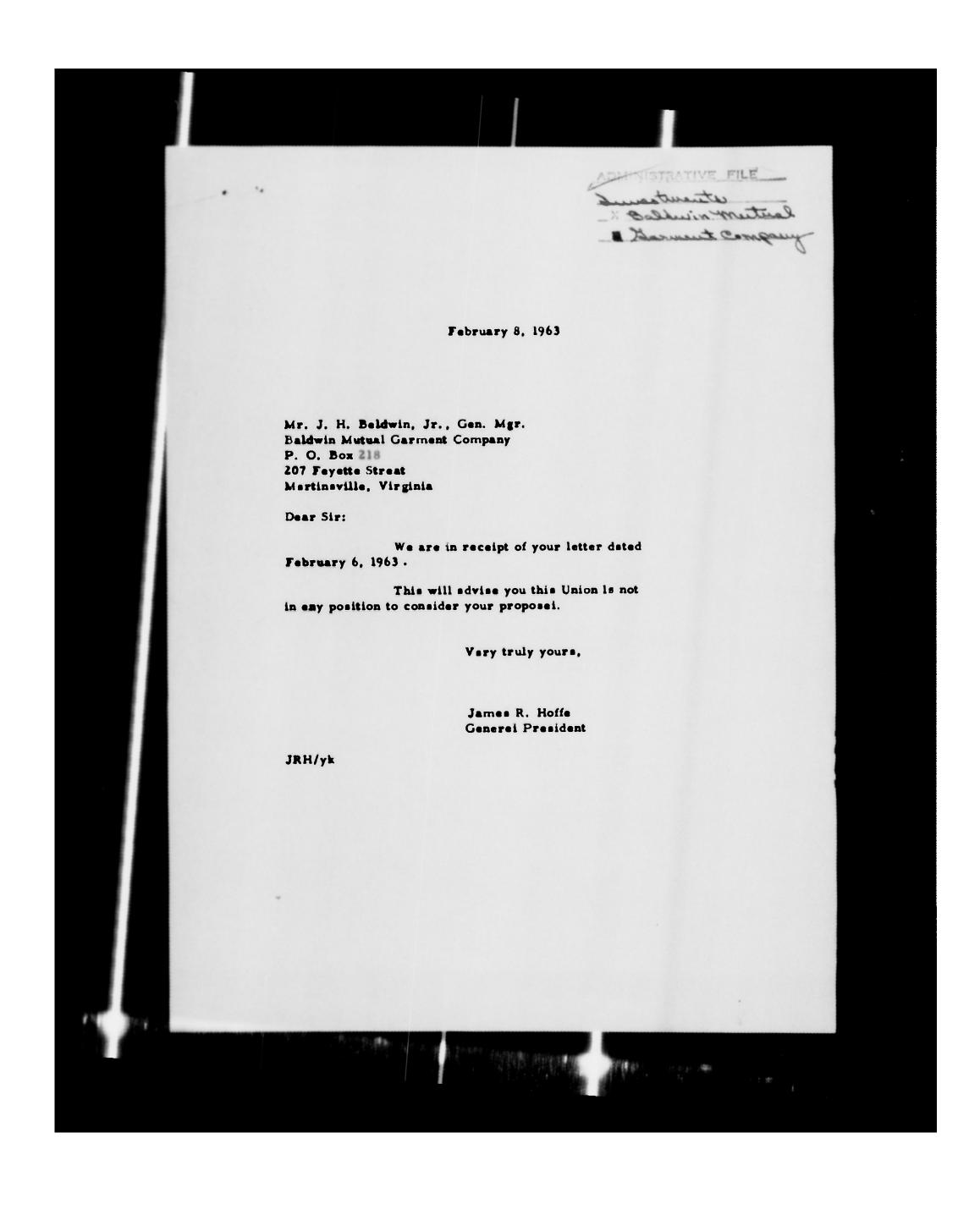
South Tahoe is one of the test recreation areas in all of Northern California, as you know, with Harrah's new theatre lounge development, and the new 11-story Wagon Wheel hotel, and it is an established area with two Safeway stores, and a new shorping center with Joe Maghin and others. Bank of /merica, etc.

Foring to hear from you in the near future, I remain,

Ernest J.Marchi
Realtor.



REED CITY, MICHIGAN File ry 16, 1963 \* . . . AMINISTRATIVE FILE Hoffas nd of mine gave me your name and address and said you, or perhaps your friends might be interested in some Heal astate. Tuentes und a beautiful large farm for sale. It has two houses, plenty of the grazing land, and timber. All of the Oil and das Rights are be with the property. It is an excellent farm for cattle, as it y amouth. It has three creeks and several strings that could easily a into a private lake. It contains almost two thousand acre all block. It is located less than thirty ailes from keed City. The is most reas nable. steas Plates Hoor X\_ X Harmon, Mora are not interested at this time, I would appreciate it if you send me the names and addresses of any people that you think would created. d be most happy to assist you in ourceasing a parcel of Roal Estate, the business you are in. I am looking forward to meeting you ally. the chairman of the Democratic Party in Occeola County for eight years, atill active in the party. that I may hear from you in the near future. ely yours, CE.THAL HEAL' E chall in cash inggr to conset one in purchasing a parent, of that foreign STEET OF SELECT Jora Lannon
Broker
(lk)



Baldwin Mutual Garment Company r. U. Box 218 207 rayette street .artimaville, Virginia . hone: h. d. 2-1709 Sepruary 6, 1963 Jamey Hoffa, Gen. rresident International Brotherhood of To instere 25 Louisiana Avenue, N. mushington 1, D. C. Dear Ar. Hoffs: me mayo organized a garment com, my mere in martinsville, Virginia. we have 209 workers ready to go to work with from three to fifteen years of experience sewing in the garment business here(about 19% Colored and 25% white). se believe if we can get this one factory going, we can get ten or more factories with case. There are a lot of Colored people out of work here in the South. We think that we will have more than 10.000 workers within one to five years. se nive some very good contract promises if we can get going. me have everything we need but the money. If you our work out Lone way that we can get the money that we need, we are sure that you will a we harry more union members. need about \$100,000.00 for fifteen years at six per cent with the priviledge of paying the loan off any time within the fifteen years. we will give the lender or someone fifteen er cent of the net profits of the garment flotory until we chall have paid the money back. Each year we check, the first year fifteen per cent of the net profit. The second year the fifteen per cent will drop es we pay the loan down and each year until we shall have paid all the money. le have more than 150,000.00 worth of commercial real estate property. we will give first Deed of Trust. me nave a local union no. 22 nere- 150 /irginia Avenue, r. O. Box d5. Collinsville, virginia, Nidway 7-0322. Mr. James arrington is secretary-treasurer. Collinsville, Virgini and Martinaville, Virginia are joined together. Hr. James Arrington told me to se you. He thought that we could work out something, and he would be glad ir we could. I told him what I wanted, and he said it was a very good idea.

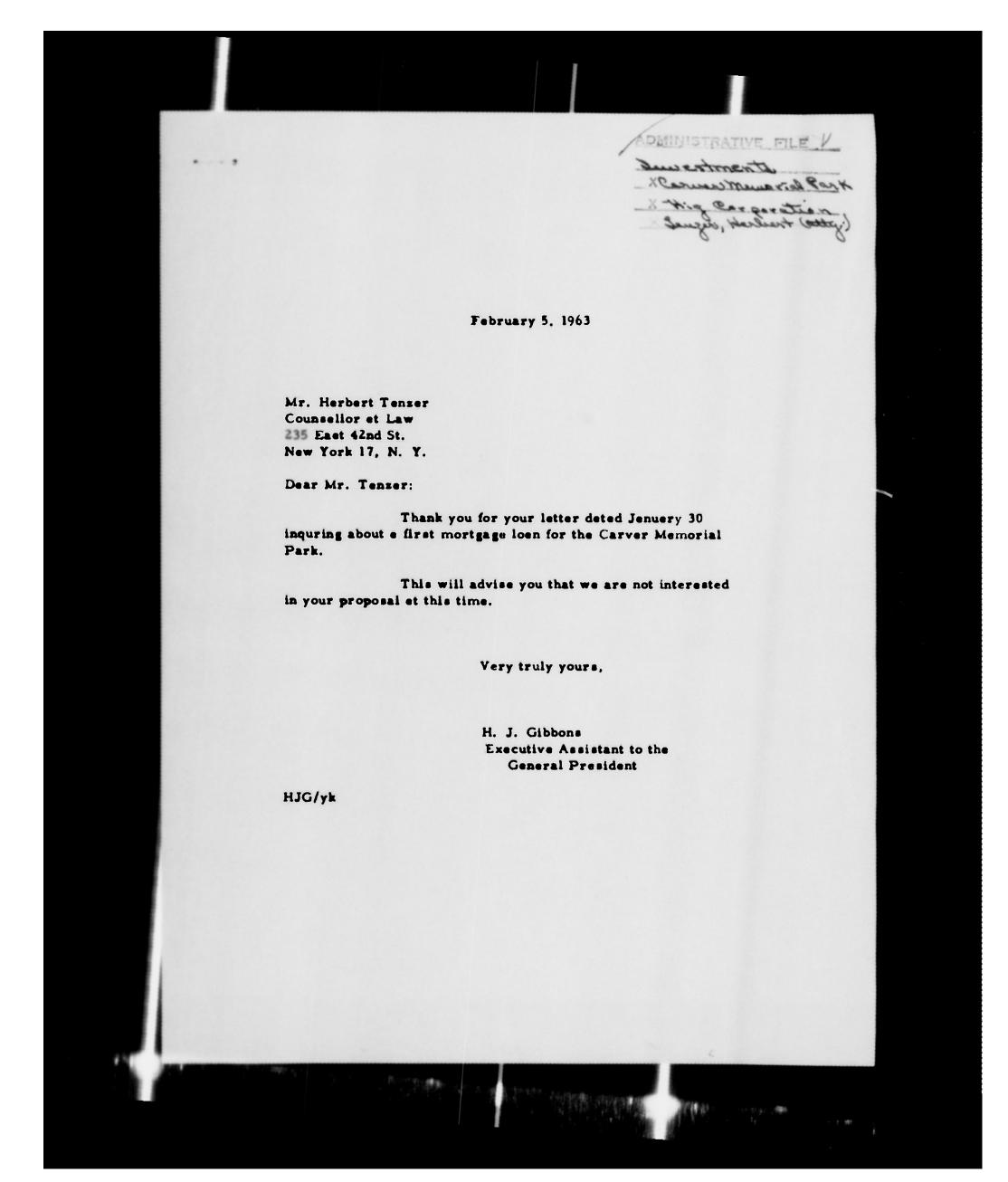
If you think what we have main is one, I would like to see you or you on swed abacone more to see us.

Let u. near froi you at once.

Yours and J. J. Gen. Mgr.

J. O. saidein, M. J.

Progrietor



HERBERT TENZER
LOUIS GREENBLATT
MATMARIEL B. RAPLAN
MEGBERT GERMAN
MENAND M BOLBSTEIN
DANIEL R. RAPLAN
JULIUS J. ROSEN
HTMAN J. FLIEGEL
HENRY ZELTNER
ALAN J. BROCEMAN

TENZER. GREENHLATT, FALLON & KAPLAN COUNSELLORS AT LAW

235 EAST 4280 STREET, NEW YORK 17, N. Y.
PFIZER BUILDING

TELEPHONE TN 7-0800 CABLE ADDRESS

10

January 30, 1963

BARRY TENZER IRA J. GREENBLATT JAMES H. GOODFRIEND MARTIN L. FRIED JOHN D. COHEN HOWARD SOLOMON

Mr. Harold Gibbons
Executive Assistant to the General President
International Brotherhood of Teamsters
25 Louisiana Avenue
Washington, D. C.

Dear Mr. Gibbons:

Please be advised that we are the attorneys for The Hig Corporation.

It has been suggested that we write to you concerning an inquiry made by The Hig Corporation which operates a non-sectorian, inter-racial cemetery known as Carver Memorial Park, for a first mortgage loan on its real property in the sum of \$1,000,000.00.

For your information, the property owned by The Hig Corporation is located on U.S. Highway #1, almost equidistant between Washington and Baltimore and is one of the most beautiful parks of its kind in the United States. It primarily services the Negro communities of Washington and Baltimore, which Cities have two of the largest Negro populations in the country.

We believe that this matter can best be discussed at a personal conference with you, and we would like an opportunity to meet with you for that purpose.

Please let us hear from you at your earliest convenience as to when and where an appointment can be arranged.

Very truly yours,

TENZER, GREENBLATT, FALLON & KAPLAN

By: Hêrbert Tenzer

HT:mw

197

STRATIVE FILE

Superturnty

X Kensun, R. H.

February 1, 1963

Mr. R. H. Jensen 1888 Creekslde Court Decatur, Ga.

Dear Mr. Jansen:

I have your letter of January 21 and eppraciate very much the sentiments you express in your letter. I slso read with interest your final communication to the membership.

On the matter of financing your new business, let me say to you that the only monies svailable in the Teamsters Union are monies which are held in Trust Funds for pensions for our members. Operations of Trust Funds are rigidly supervised and especially stringent rules are in effect on the matter of any risks in the investments of these Funds. The type of investment you seek would be automatically barred under the prudent man rule.

My only suggestion would be for you to make a contact with the Small Business Administration of the Federal Government which has been set up for the purpose of siding and assisting businesses such as you contemplate.

With highest personal regards.

Frsternally yours,

H. J. Gibbons

Executive Assistant to the
General President

HJG/yk

1888 Creekside Court Decatur, Ga. January 21, 1963

Mr. Harold Gibbons, Vice-President International Brotherhood of Tesmsters 25 Louisisna Ave., N. W. Waahington 1, D. C.

Dear Mr. Gibbons:

I have delayed writing this letter as it is hard to put on paper my sincere appreciation for what the Tesmsters attempted to do for the Installers and my desp disappointment in the way things turned out. Regardless of what decision the Teamsters decide about future organizing plans in the Communications Division and especially installation, I realised, and l'a sure everyone else did also, that when we decided to make the break with CWA and go Tesmsters that certain risks were involved. I have no regrets for the decision I made and nothing but admiration and respect for all the people I've met and the many friends made with the Tesmsters.

I enjoy Union work very much snd it would be like cutting off an arm to leave it behind. I would like to see this campaign in installation continue snd if the Teamsters decide to continue this campaign, I will be happy to do snything or go anywhere, where I can be of service. We in the south have always been considered rebels in the installation groups. We realise one local cannot win the election but I'm convinced this local carried by a wide sajority to go Teamsters. That feeling is still pretty strong down here.

Since January 4th, 1963 when we lost the NLRB election I have been scouting around for a job and toying with the possibility of going into a business of my own. Being over 40, the job possibilities are slight. A friend of mins, who is employed in the building supply and he specializes in "hollow metels" indicated his desire to quitting his job and going in business for himself. He knows the business, I don't. He claims he can teach me everything there is to it in a months time. He has been doing this type work for almost 20 years and has made many friends in the construction business. He claims he has the contacts and also claims he can get the supplies (hollow metels, which is doors, windows, frames etc) on consignment as he has a friend in this branch of the business. The problem is capital. Between us we can raise about \$3,000 to \$4,000.

I recently learned that the Teamsters have loaned money to groups and individuals for the purpose of starting a business provided they have certain guarantees and I'm sure other qualifications are required. I was wondering if you could tell me who I should contact along these lines and fill me in on the requirements etc. We haven't made any solid plans yet and it is strictly in the talking stage right now. This friend of mine feels though that to get started we should have at least \$10,000 capitol to get started so we would probably be looking at a loan of \$6,000 to \$7,000.

Again I wish to express my deep appreciation for everything you and the Tesmsters have done for us and regardless of the decision reached by the Teamsters in the Communications Division field, I will always have the utmost respect and admiration for the Teamsters.

Sincerely and fraternally,

CONTINUED

### THE GREATEST GROUP OF MEN IN INSTALLATION:

The past two years I've had the honor of working with the finest and most devoted Executive Board this Local has ever had. They had core guts and devotion to the membership they represent then enyone, past or present, in the labor movement. To attempt to explain in this letter all the threats and promises made to many of your local officers would take several sheets of paper this size. These people suffered and gave up more than individuals are expected to endure. I am listing only the Executive Board officers because if they had not been 100% behind the Tecneter accesent it would have never gotten off the ground. Many other installers gave and fought hard for this movement but they are too numerious to mention. I hope you will write them a word of encouragement and give them s pat on the back for their devotion to duty.

- . F. Bowers, Sec.-Treas., 1912 Plintwood Drive, S. E., Atlanta 16, Georgia
- R. E. Sewerd, Vice-President '40) Parrview Ave., Smyrne, Tenn. C. I. Stensell, Florida Representative, Rt/1 Box 192 CS, ..inter Garden, Florida
- G. Stone, Jr., South Carolina Representative, Rt#2, Lexington, South Carolina
- M. MaLandon, Hississippi Representative, 377 Gatewood Drive, Jackson, Mississippi J. T. Phillips, Georgia Representative, 1664 Eastland Road, S. E., Atlanta, Ga.
- E. L. Calters, III, North Carolina heprimentative, 513 Old Charlotte Road, Concord, N. C. R. E. Henry, Tennessee Representative, 225 Kirkwood Drive, Knoxville 13, Tennessee
- J. R. Beech, Louisiana Representative, 702 M. 74th Street, Shreveport, La.
- L. Pight, Kentucky Representative, Rts.2, Elizabeth, Indiana
- Fewell, Alabems Representative, Rest Box 175, Jasper, Alabama
- F. L. Hardin, Representative-at-Large, Maddox Trailer Park, Saraland, Ala.

I have not the words to express my gratitude to these and the meny people that helped lead this drive but I remained a pursonal letter from Mr. Henry Mayer, a devoted labor attorney in New York City, from which I would like to quote in part ( I hope he wont mind) as he expressed in words the feelings I have for the above people and hundreds of others that helped in this fight:

"This is why I say that people like you, Brother Bowers, Kenny Silvers and all of the others in the Installation group who are making the courageous fight against their two meeters, C. A and the estern Electric Company, will be remembered as brave human beings who tried to implement what Thomas Jefferson wrote so many years ago:"

"I have eworn upon the altar of God eternal hostility against every form of tyrenny over the mind of man."

### FIGHT OR QUITTTTTTTT

All of these people listed above and hundreds of others, have carried the ball and lad the fight left in us but it is up to you, you the cembers, to tell us what do you want us to do? If you are randy to quit, then we have no choice. If you are ready to throw in the towel, then I think we have misjudged the 2000-plue installers in our nine state area. BUT YOU MUST TELL US. If you want to continue the fight, then we need help. HELP FROM YOU. You must provide us the encouragement and the emmunition to continue the fight. ... need funds to keep this office going, for lagal advice and keep the amil and information flowing. There is even an outside possability, by court ection ( a sciesa) to force the company to recognize Local 1001. It is remote but possible under certain conditions. If you wish to continue the fight, we hope you will aske it a sonthly habit to pay dues to Local 1001, C.U-IBT.

ith the payment of \$5.00 per month you will be issued a wallet size membership book and for each agntha dues paid, a steap will be issued to place in this book. PON'T AIT. DO IT NOW. Meka shacks or money orders payable to: C. U LOCAL 1001-I.B.T., 401 MALCO BLDG. 26 AUBURN AVE, a orthonet, ATLANTA 5, GEORGIA.

UR DUES TO C.A.

your peyroll deductions of dues to C.A. Host of you have already done this but a few that haven't for various reasons. not alreedy done so we hope you will go to your supervisor today and obtain a

of the first state of the proven it is not a labor union but rather a dues of the proven acres to fight the very principle. CoThey are using your aoney to fight the very principles you wish to tes to C.A and hecome a member of a true labor union: THE INTER-100 DES. DO IT NO! AND HILP CONTINUE THE FIGHT.

of the of Interesting Reading

"THE EMPILE' I sould suggest you pick it up and rel, it can be recognized as a story written by worlds lurgest company. Although he does not mys any trouble recognizing what company he to obtain and it has been rumored the company off the market.

COMMUNICATION WORKERS UNION LOCAL 1001 - 401 WALCO BUILDING 26 AUBURN AVENUE, N.E ATLANTA 3. GEORGIA

JANUARY 17, 1963

PLEASE PASS TO ALL INSTALLERS ON YOUR JOB:

To be Uponed by Members READ AT MEETINGS AND PASS TO OTHER INSTALLERS

IMPORTANT ISSUE

THE SOUTH WILL RISE AGAIN
WE HAVE JUST BEGUN TO FIGHT

THE RETRESSU

LJUU BU IENSEN BBI

COMMUNICATION WORKERS UNION LOCAL 1001 INT. BRO. OF TEAMSTERS AREA CODE 404 JA4-8772 R.H. JENSEN, PRESIDENT R.E. SEWARD, VICE-PRES. W.F. BOWERS, SEC-TREAS.

RECOROER 378-2495

"UNITED TO PROTECT - NOT COMBINED TO INJURE"

PRESIDENTS REPORT

By R. H. Jensen

This report is everque but we have held up sending out a letter waiting to get the members reaction end suggestions in regards to the recent NLRB election. Most of you have registered shock, discust end disbelief ever the results and maked three general questions. Was the election homest? What can we do now? . Can't we keep this fight going?

Tamesters have efficially filed a challenge of the election with the NLRB on the grounds of Company interference. From the very baginning we have said we had nothing to fear from SWA as they are financially weak and ineffective but the Company would be the ones to watch. As we predicted, the Company came through for their union. The Company used every trick in the books. From fear, to threats to provises. Another point was proven also. The CWA is not a true labor union. Any Union that uses quotes from anti-union newspapers, an enti-union senator (McClellan) in its company, done not deserve the right to call itself a labor union. Have you ever seen or heard of Senator McClellan voting for anything that would favor the working people? Have you ever seen the papers print enything favorable about labor?

I have known Joe Beirne for elmost 14 years. He would not make a good pimple on the backside of the many fine people connected with the Termuters or the labor movement. He's a labor statemen according to the Junior Chember of Commerce, another enti-union organization. But what has he ever contributed to the sembers??? Joe Beirne is a freightened person that lost his will to fight many years ago and in ay opinion, a diagrace to the labor movement.

Bill Bowara and ayaelf were in Hew York City on Friday Jenuary 4th, as official observers for the Teamsters to sit in on the counting of the ballate. We had 12 observers from the Teamster. The Company must have had at least 50 persons present and CWA almost as meny. To an unite by atander, not knowing sho was Company or CTA, he would have had trouble telling oney taked other. The Company was jubilent and back slapping. C.A people hung their heads low becomes they knew they had not acted as a labor union and that the company had

I have carved 10 years as a Local Officer. Six years as representative of Lagrange four years as your Local Precident. In this period I served with other lawing to saily one and go. Some laft for political payoffs for services rendered by the numbers because they served other interests except the members. The period is the served of the served other interests except the members. The period is the served of the served of the served other interests except the members. The served is the served of the ser

(OVER)

ADMINISTRATIVE FILE

January 29, 1963

Mr. William McCarthy Teamstors Local No. 25 544 Main Street Boston 29, Mass.

Dear Sir and Brother:

Attached I am returning the documents forwarded to our pension fund in connection with the request for a loan by Yachtsman, Inc.

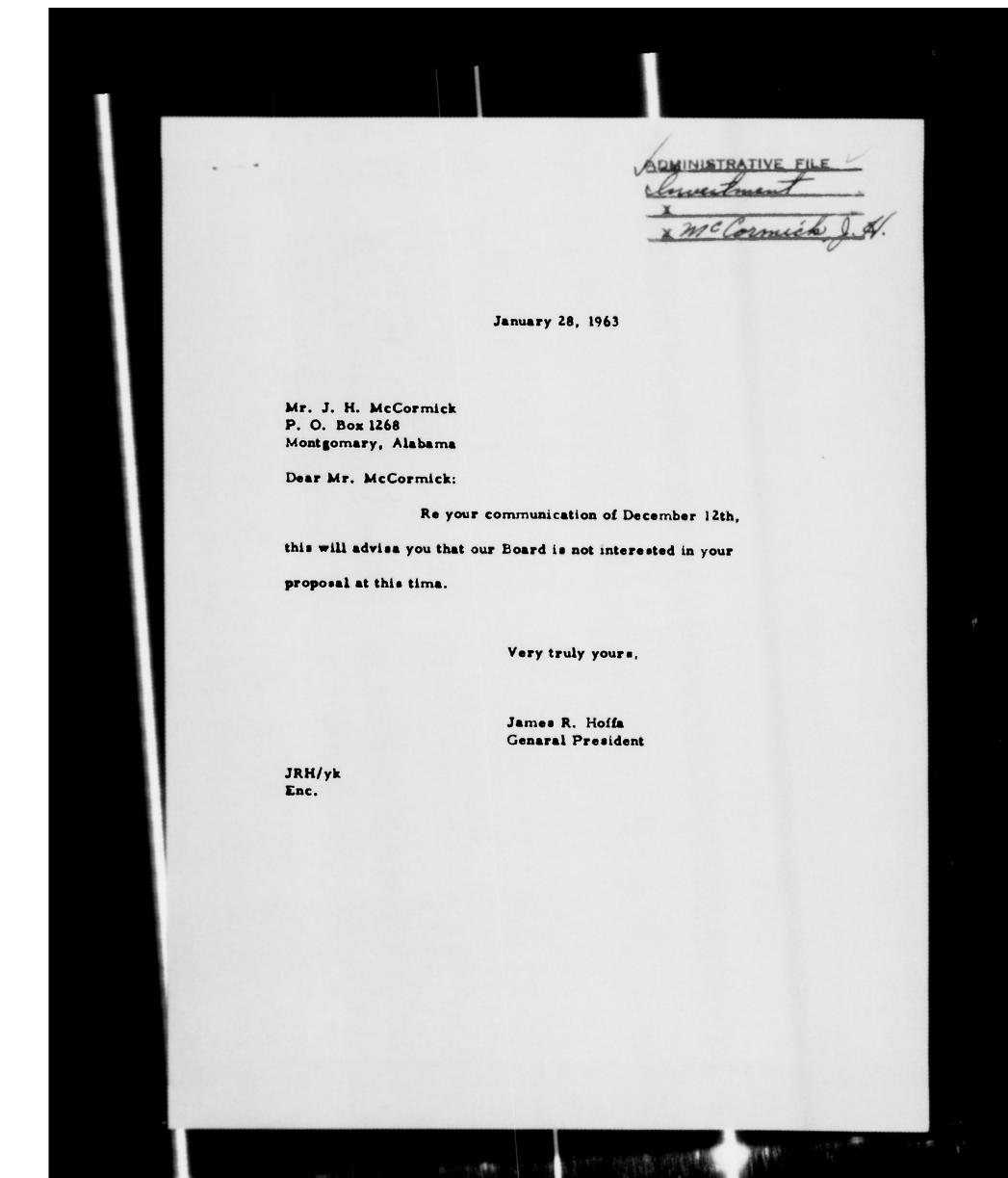
This application for a loan has been submitted to the Trustees and has been turned down by them.

Fraternally yours,

H. J. Gibbons
Executive Assistant
to the General President

HJG/mc

Eaclosure



J. M. MOCORMICK

J. M. MOCORMICK, JR.

MCCORMICK & COMPANY

INVESTMENTS - REAL ESTATE

P. D. BOX 1268 TEL MONTOON

DECEME

PHONE 262-8819

P. D. BOX 1248 TELEPHONES 4-3141 & 4-3430 MONTGOMERY, ALABAMA

DECEMBER 12,1962

Mr. Jimmie. Hoffa Naahville, Tann.

Dear Mr. Hoffa:

You were nica to talk to me yesterday morning regarding the 132,000 acrea of timber land I have under option near Gainesville, Florida.

L20,000 acres of this land is under fence, this is the property that many of the rich cattle men in Texas send their cattle down for a month or two to get them fat.

This land has dolemite on it, and several other minerals of value, it has something around Eight to ten million dollars worth of timber on it at to-days selling price, also if we would like to do so, we can get quite a sum for pulp wood for Paper Mill. The timber people can cut from 8 Inches up, and the pulp man can take the rest of the smaller timber from 8 Inches dowd.

Baliave we can get enough out of the timber as we will have to pay for timber, land and all, and have the land FREE. I have been told that the State of Floride has been trying to buy this land for many years. I also understand that Masonite, at Laurel, Miss, will but the timber and pay cash for it. From what I can learn there are many, many Paper Mille that are interested in it.

I have about 100 pictures of various locations that I will bring up for you to ace, these will show many pieces of the timber.

In order that you may know me better, I am enclosing herewith a memo ahowing my activitives from 1930 to date. The Montgomery Advertiser reporter got his up, when I was feeding the poor people during this year.

I aalo caahed the achool teachers warrants without interest, when other was taking them at 30-40 & 50 on the dollar! tookn l la3million dollars worth of them at par.

I shall be happy to have a meeting with you just as soon as my men get through with their crews. I shall call you just as soon as I can after this crews is made.

I have one Son, He is 39 years of age, and he is with C. B. S. T. V. Co New York, He lives in New Canaan, Conn, he has been with them since getti ng out of Colleage, and is the Director of Sales. Mrs. McCormick passed away Sept 24,1962.

Sincerely yours,

tr

ADMINISTRATIVE FILE

Lowestonent

X Find Boaried Church

Af Yan Muss

X 399

January 14, 1962

Mr. Monroe Marlowe First Baptist Church of Van Nuys 14800 Sherman Way Van Nuys, California

Dear Mr. Marlowe:

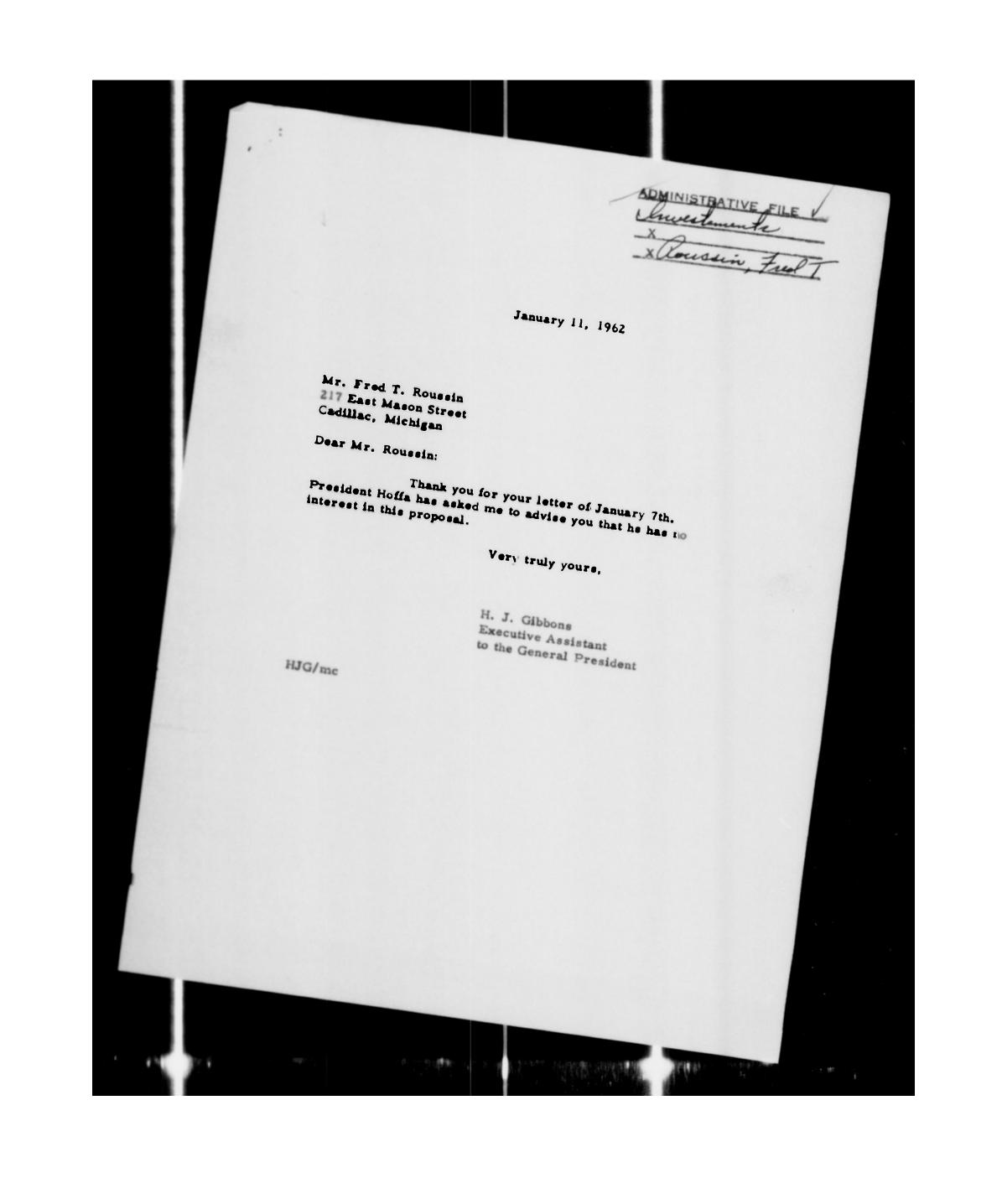
We have received your letter of January 10th.
Unfortunately, we have no interest in the proposal you advanced in your communication. Thank you for writing.

Fraternally yours,

H. J. Gibbons
Executive Assistant
to the General President

HJG/me





## Fred T. Roussin

### REAL ESTATE

CAIRLLAG, MICHIGAN

217 E. Manon St.

Private Lakes --

Tracts --

Resorts --

Developments

January 7th, 1962

Fr James R Hoffa, Fresidant, International Teamsters, Detroit, Michigan.

Dear Mr. Hoffa:

Last year, and again on November 20th, I wrote you concerning a number of good tres plantations I have for sale. They range from one year to four years old, are of quality, non yellowing, French gas n and Hoyal blue Scotch pine with some white spruce. The market prefers these kinds of Christmas trees, in six, seven, eight, and nine years.

Replants can be made as trees are removed if desired, thus assuring permanent production. Spruce grows from the stump, giving long life to the spruce crop. Spruce take about three years longer to mature as Christmaa trees.

Complete and reaponsible care can be had locally for some 20¢ per tree up to maturity, which with this good gare should make 05% of the trees saleable - mostly in premieum trees.

As plantations from 1 to 4 years old can be sets bought for from to 105¢ par tree including land, you can see the potential profit. especially as this profit made on trees of seven years or more is a Matter of Capital Gaina where plantation has been held for more than six months.

I have for sale nearly one million trees on aprox eight plantations. Can get mora, and can have any number planted this spring and fall.

I am bringing this to your attention, Mr. Hoffa, because I believe you have the means of distributionand, are a man who can get things dona, and do not take rorever to make up your mind.

Please let me hear from you as to your interest in this or as to the interest, or possible interest of your your friends and associates.

Your's very truly

refer T. Romesin

#### PARADISE (LOST?)

The Suprese Court of the United States, being apparently of the opinion that the Constitution is passe, has replaced it with its own idea of government. This action is accepted by many of liberal thought, and unequivocally rejected by Dixieland conservatives.

The President is a man of good will, seemingly desirous of being all things to all men, but finda that tax payers money lacks flexibility. It has been atated that he advocated an appropriation of \$50 billion to peer into the hidden characteristics of the sun, moon and stars; also, in a more sympathetic mood, that 17,000,000 go to bed hungry. He sought and obtained his high office to preaide over a chronically ill government, with a malady stemming from the day Franklin Delano Roosevelt atole the gold content of the dollar, after world war I had been won; after the public debt had been reduced from \$31 billion to \$14 billion. It now stands at \$302 billion and rising.

Congress, having sole authority to appropriate money, and to increase the debt limit, fearful that it might offend or insult the President, has refrained from stopping inflation, which it could have done at any time since its inception 30 years ago, has failed in its sworn duty to protect 187,000,000 paople. Apologias 30 to the very few patriots who have opposed "The free and unlimited" (William Jennings Bryan 16 to 1) issuance of printing press bonds, such as Senators Byrd and McClellan.

The unholy alliance between Government and Banks makes the latter the target for this press product. Should any bank refuse to oash one bond, the fact would be flashed throughout the nation. A flood of bonds would be rushed bankward, and chaos would ensue. School bonds have joined this paralyzing parade. BANKS BEWARE.

Let'a diagram the deceptive process for converting printing press bonds into cash sa follows: "A" represents a producer who deposits \$1,000.00 in bank "B". "B" buys a bond from Government "G" with face value of \$1,000.00. "G" buya produce from "A" in the sum of \$1,000.00. There being no saturation point and no legal restraint, this rotation might continue until the bank possessed an unbalanced inventory of assets. "A", observing the bank's published statement, might feel insecure, and decide to establish a private depository, protected by armed guards, and use due bills for withdrawal. Loss of business could cause the bank to suspend. The small fry would have to reaort to barter, trading peanuts and popcorn for potatoes and poultry. "Innocuous Desuetude" (Grover Cleveland) might convert the bank into a museum for the diaplay of rare bonds, the priceless product of prodigality.

Some vila Republican has accused Jake the Barber, alias John Factor, a philanthropist recently released from prison, of oiling the presses.

Congress, atill ailing from spinal weakness, could terminate this erosion, but clings tenaciously to the hind test so long as it gives down \$22,500.00 per annum plus fringes and glamorous junkets, with hopes for an increase.

Secretary of agriculture could surely produce a bond tree to save the vast amount of oil used on the presses. Evidence the miracle in sol Estes.

Jimmy Hoffa's robe appears snow white when he mingles with his Prosecutors. Hope I haven't omitted anything pertinent.

F. R. Hemenger 4 F. Humanyes

Algonac, Michigan 1-2-163

Copies to Banks

Public Please - and will be Estre Fank

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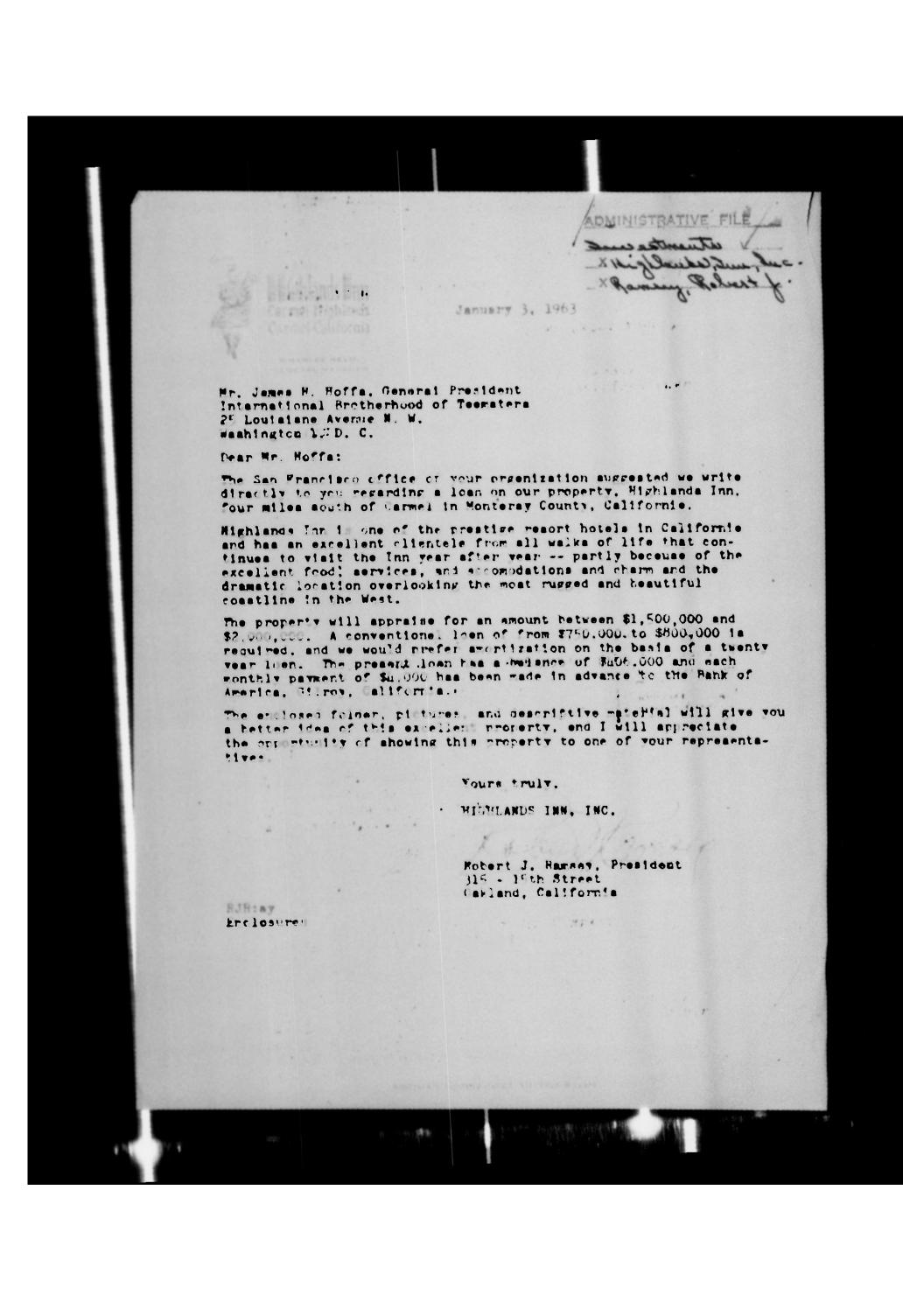
Jimmy Hoffa's robe appears snow white when he mingles with his Prosecutors. Hope I haven't omitted anything pertinent.

COMMITTEE FOR FREEDOM

F. R. Hemenger Algonac, Michigan 1-2-'63

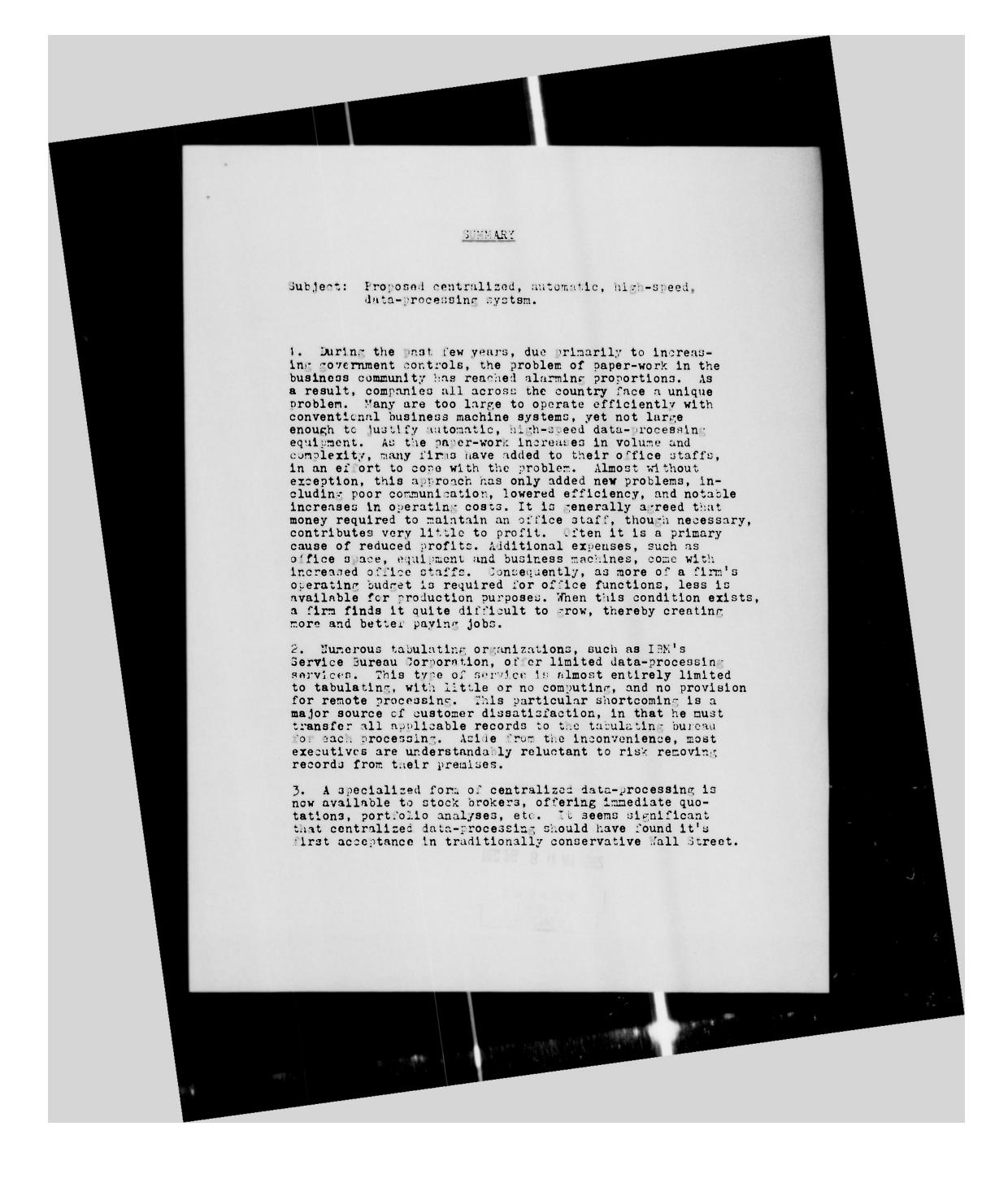
Copies to Banks Congress Public

Will is will be



December 26, 1962 Mr. R. F. Hancock Post Office Box 3203 Granada Hilis, California Dear Mr. Hancock: Thank you for your letter of December 21st, inviting us to participate in the promotion of a data-processing system. Unfortunately, our organisation is not in a position to participate in this project at this time. Very truly yours, H. J. Gibbons Executive Assistant to the General President HJG/mc





The next logical step is to expand the centralized computer concept to include a wide range of daily business functions. Many functions which can be done automatically are purchase and sales orders, accounts payable and receivable, inventory analysis and control, payroll, etc.

- 4. In practice, such a service would consist of a large computer installation linked to individual client firms by leased telephone lines. Two simple decives, a punched card reader and a printer, are the only pieces of equipment required in the client's offices. In effect, the client has access to a large-scale, high-speed computer by simply installing two small devices in his offices, and paying a monthly toll, similar to his telephone service. Obviously, yearly leases would be required. This concept represents only a breakthrough in applying equipment and techniques already available. As a matter of act, several companies, including IEM and CA have long had the caracity to build such a system.
- 5. This service would offer very substantial advantages to it's subscribers, including:
- (1) Large potential savings, due both to a marked reduction in office personnel required and to increased speed, accuracy, reliability and efficiency. It is reasonable to expect that three clerks using this system could replace twelve to fifteen clerks using conventional methods.
- (2) Security, as all processing is done remotely, therefore records need never be removed from the client's offices. In addition, since all transmissions to and from the computer are coded electrical signals, it is virtually impossible for unauthorized persons to gain access to a client's information.
- (3) Convenience.
- 6. Thus far we have considered only the advantages to the client, but of even more interest is the profit potential for the copporation operating this system. Consider that the system is virtually automatic, similar in this respect to a modern dial telephone exchange. Regardless of the size of the system, for all practical purposes, the subscriber does all the work. Minor additions must be made as new subscribers are added to the service, but this adds little to the basic operating cost of the system. The operating staff required for a centralized computer system would be limited to a master programmer and three or four operators, regardless of the size of the system. Therefore, as new clients are added, costs rise slowly, while income rises rapidly.

7. In conclusion, it appears inevitable that such a system will come into eventual widespread use, and it follows that the first company to vigorously enter the field will dominate it. A prime example is ISM, which pioneered data-processing, and now enjoys over ninety percent of the total computer market in this country. An eventual possibility is a nation-wide complex of computing centers operating as a franchised monopoly, similar to the Bell Telephone System.



Lives fements

xmcPhail, D. Murray

December 26, 1962

Mr. D. Murray McPhail 1647 Chuckanut Point Ballingham, Washington

Dear Mr. McPhail:

Thank you for your letter of December 21. This office is not interested in the hotel you mention. All arrangements for housing for alderly people are handled by local unions and not by this office.

Vary truly yours,

H. J. Gibbons

Executive Assistant to the

General Prasident

HJG/yk

Bellingham, We shington, December 21-62

Mr.Hereld J. Gibbene,
Executive Vice Precident,
Teemetere Union,
20 Leuiciane, Ave., N.W.
Washington, 1 D.C.

Leer Mr. Giobone;

I am writing you about a Hetel here near Seattle, which might fit in with your building program, for Setired Teamsters.

This Hetel is strictly Medern, it was put in Bankruptay, by the eperators, who maintain e chain of Hetels here on the Coust. The owners of the Building have planty of money but are not Hetel Uperators, and want to unloss.

The Hetel is as I say strictly medern, 15 Steries High, Brick, 150 All out side Rooms, besutiful vice from all rooms, covers half a block, and has plenty room for at last or more than one hundred cars, for perking. Lovely Big Dining Room, Modern Coffee shop, and Cockteil bor, or room.

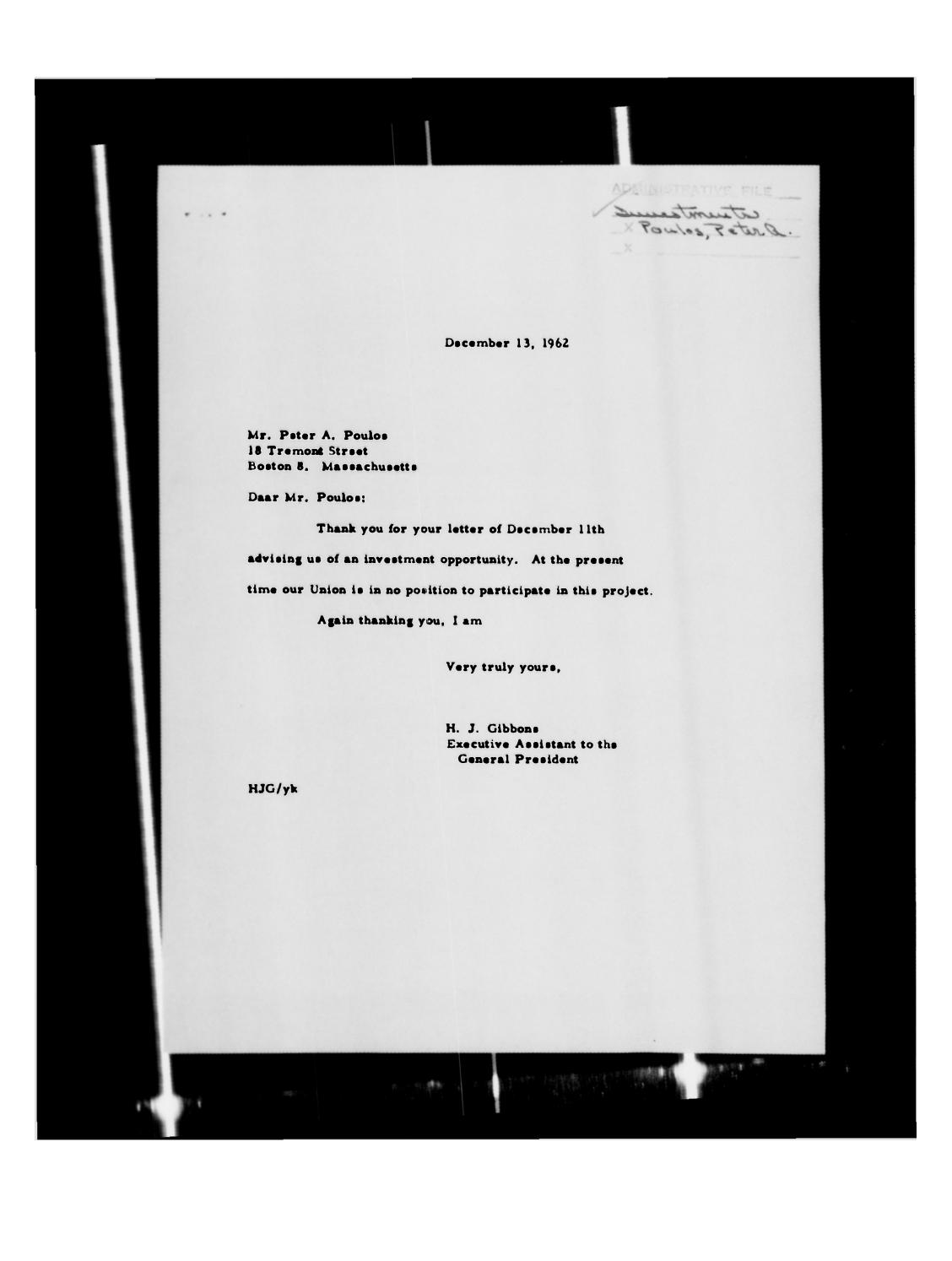
This is set a run deen Hetel, seems the operators just gave up, and put the Hotel in Benkruptay, to seve them selves. The Hetel connet be built to day ander \$3.000.000.co. I understand they sill eccept around \$400.000.co. I understand they are giving the idea of making it into a Eldery peoples Home, as the Hotel is vacant, they have to keep up the Insurence, Hest, Light atc, but they will unlead, to a reliable buyer. They built the Hetel about fifteen years ego, just as an ibvestment, and leaded it, I dont think it ever paid as a Hetel, they are worth Millions of Dollars, so they seem no idea of operating, avan as a Eldery Peoples Home, just want to unlead and get it out af their Hair. I know it can be filled if operated an your Idea for Retired Teamsters. Would be gled to hear from you, the Hetel had been operated as a Hetel up till about four menths ago, and I presume in good conditions, I mean the rooms, beds atc, and as I bave related the owners want to get but, with all the casts going on and nothing coming in.

Sincerly yours,

1647 Chuckenut Point., Bellingham, Weshington. Phone Rog.3-2153 D. Murray MoPhail

Markey

Mar



401 LOWELL STREET

SECOND FLOOR SUITE

LEXINGTON, MASSACHUSETTS

VOlunteer 2-6450

RIchmond 2-2690

18 TREMONT STREET
BOSTON 8, MASSACHUSETTS

December 11, 1962

International Brotherhood of Teamsters, Chauffeurs Warehousemen & Helpers of America c/o Investment Councilor
25 Louisianna Avenue, N.W.
Washington 1, D. C.

#### Gentlemen:

Our firm has listed a parcel of land on Route 128 which is the circumferential highway around Boston, Massachusetts. Route 128 is famous for being the home of a great percentage of the nations electronic companies.

The twelve acre parcel is centrally located on 128 and will only be eleven minutes driving time from the center of downtown Boston when the extension to US 93 is completed in mid 1963. It is now zoned for garden type apartments but may be changed to high rise shortly. There is a great demand for this type housing in the area because of the migrating habits of the executives and engineers of the firms on 128.

The existing apartments in the area have 100% occupancy rate with waiting lista. One of the most successful shopping centers in the Country ia less than one half mile away. The site is convenient to schools, churches and recreational facilities. In our opinion a 400 unit luxury type development would be an immediate success. A project of this size would cost between \$4,000,000, and \$5,000,000.

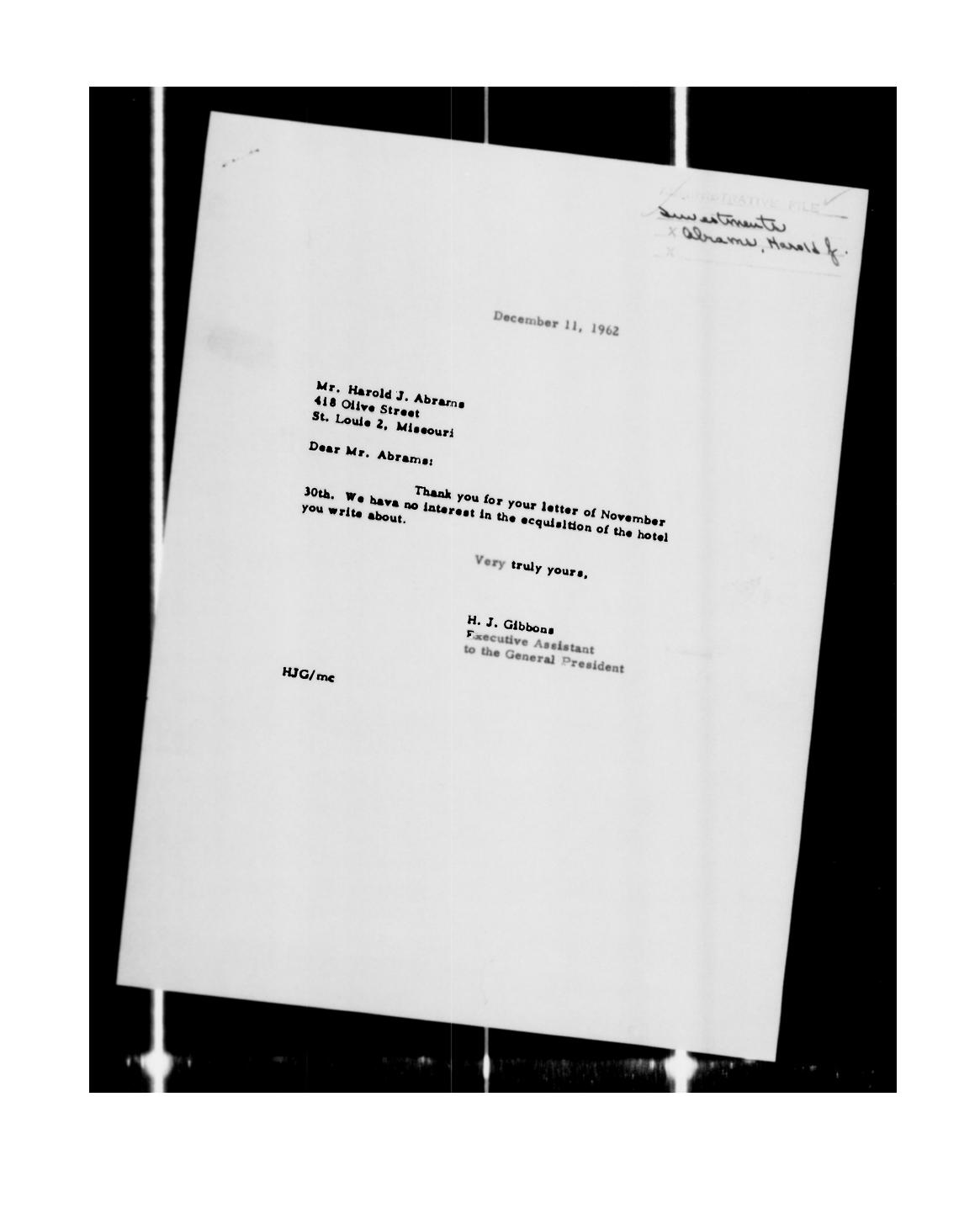
Our firm ia willing to act as brokers for the seller of the property or participate with you in the development of it. We are well equipped to manage a project of this type but lack the capital at this time.

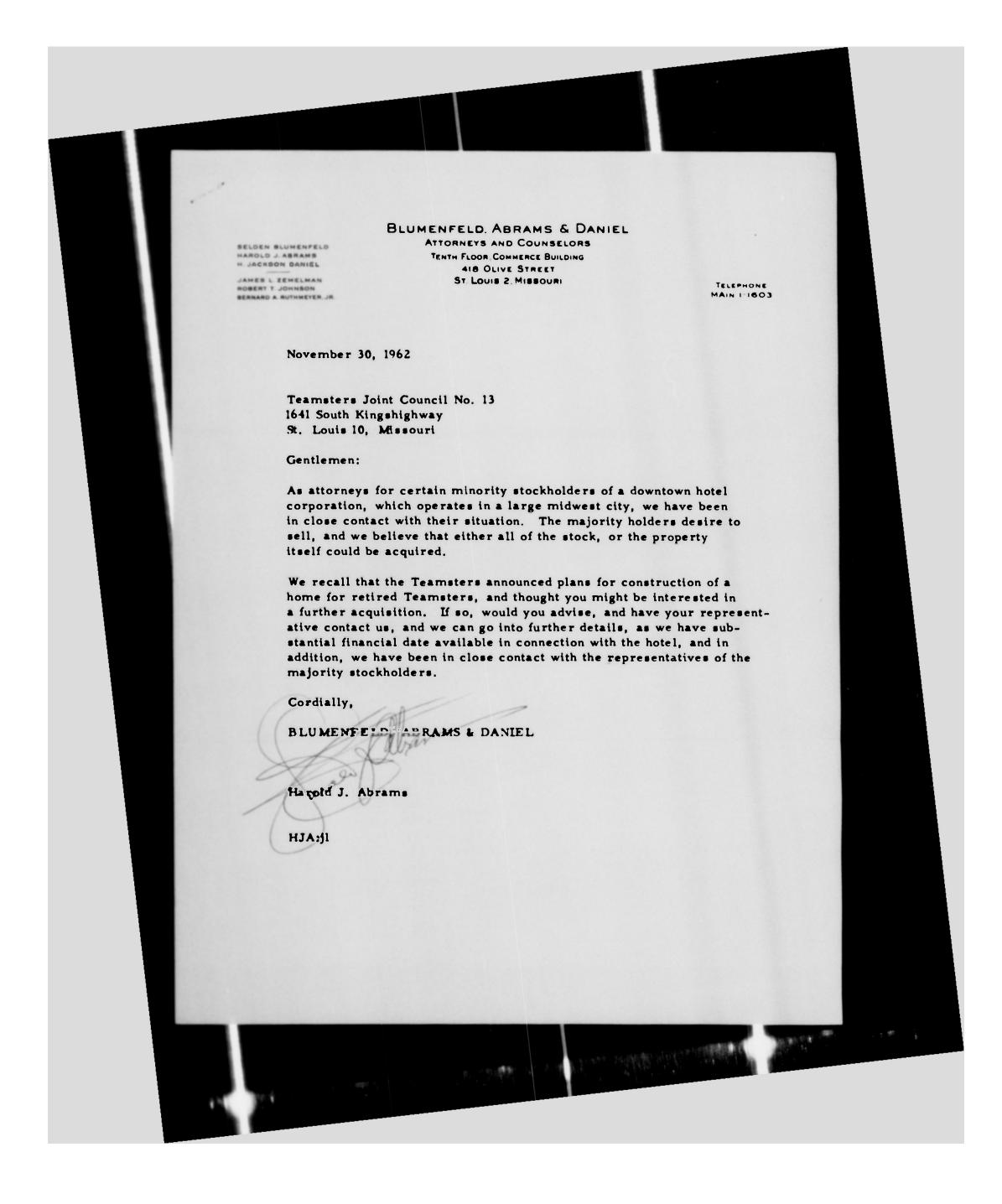
A reply at your earliest convenience to our Boston office would be greatly appreciated, if you are interested in an investment of this type.

Peter A. Poulos

Very truly yours,

THE SWORD BUILDING 'et country side corner







Aloha Construction Co.

BUILDERS and DEVELOPERS

For Distinctive Apartments

NORTHROP AVENUE. SUITE 4

SOS NONTHROP AVENUE, SUITE 4
LAS VEGAS, NEVADA
REGENT 5-8240 OS REGENT 5-8271

MAIN OFFICE 3324 SOUTH LA CIENEDA SLVD LOS ANGELES 16. CALIFORNIA WEDSTER 1-1747

November 28, 1962

Pr. Harold Gibbons
Teamster's International
1614 S. Kingshighway
St. Louis 10, Missouri

Dear Mr. Gibbons:

Mr. McDonald of the Teamsters Drivers Local in Las Vegas referred this office to you for information concerning loans made by your organization. He wasn't too certain that the Central States Health and Welfare Fund was available for loans to the general public but assure me that you would know of what funds are available for such loans.

Our operation is concerned with development and construction of any nature. While the major portion of construction volume is concentrated in the Las Vegas area at the moment, it is by no means limited to that area. We have operated and are operating also in Southern California. If you need additional information in order to supply loan information to this company, please feel free to ask.

Thank you for your cooperation.

Yours truly,

John B. Halverson

SCHO COPY OF REPLY TO: P. G. SOX 78246, LOS ANGELES 18, CALIFORNIA

December 7, 1962 Mr. Carl L. Shipley National Press Building Washington 4, D. C. Daar Mr. Shiplay: Thank you for your letter of November 27th, ragarding Paradise Island Towers. Unfortunately, at this time, none of our people are insterested in the project you write about, and we have at the International do not sponeor such operations. Enclosed I am returning the material you eent ma. Very truly youre, H. J. Gibbons Executive Assistant to the General President HJG/mc Encloeure

LAW OFFICES SHIPLEY, AKERMAN & PICKETT NATIONAL PRESS SCILDING WARHINITON 4. D. C. JOUETT SHOUSE CABLE ADDRESS CARL L SHIPLEY STERLINE 3 1847 ATLANTA BEORGIA OFFICE -----ORLANDO, FLORIDA OFFICE November 27, 1962 145 NORTH MAIN STREET WILL BATE BICKETT Mr. Harold J. Gibbons 1417 27th Straat, N. W. Washington 7, D. C. Re: Paradise Island Towers

Daar Mr. Gibbons:

We have a special situation that offers an excellent opportunity for your organization to obtain retirement homes for some of its people.

In cooperation with Bank Building and Equipment Corporation of St. Louia, we have sponsored a 150 unit luxury co-op apartment on Paradise Island just off the Treasure Island Cauaaway on Boca Ciega Bay, St. Petersburg, Florida. It is a 10 story alsoator building, with 60 1 bedroom and 90 2 bedroom, 2 bath apartmenta, all with enclosed balconies. It has a swimming pool, covered parking, 400 feet of waterfront, landscapad grounds, and is only a few minutes from St. Pete ons way or the beaches the other way.

It is baing built under PHA financing pursuant to the National Housing Act. Construction started in June 1962, and will be completed in September 1963. Under the Act, we must sall the complated building to a co-op group at no profit for cash of \$189,440.00, and a 5%, 40 year FHA insured 97% mortgaga of \$3,306,500.00. The FHA commitment calla for a \$1,263 down payment on each apartment, and total costs to each ownertenant of \$212.81 par month, of which about 60% is tax deductible against personal income. A parent organization could take it ovar upon payment of the \$189,440.00. In short, I know of no aituation more suitad to adaptation as a retirement or elderly housing venture at minimum cost under a Federal government program.

I think we could arrange some plan of transfer contingent upon getting enough of your people to make down payments and purchase apartments during construction to complete the deal. I would like to meet with you and explain our situation personally, ao you can know all of the details.

Very truly yours

CLSitb Encl.

COMMUNALL - ONTARIO

December 5, 1962

Mr. James Hoffs
Premident
International Brother: oog of Teamsters
25 Louisianna Avenue, N.W.
Washington 1, D.C.

Mustanto

Dear Mr. Hoffet

This day, et first, seem like a strange request, but I believe it will begin to make a little sense as I proceed to give the details.

I se very interested in purchasing a fairly large trucking company in the U.S.A. who, incidentally, have a siseable interest in a Canadian trucking company. The asking pricate quite reasonable and I personally am prepared to put up one third of the amount. A U.S. bank has agreed to losh me an additional one third of the price, and this leaves me with the task of reising the remaining one third of the payment.

Recently I have been to several loan egencies, but I find that the interest rates are exorminant, and the regular Canadien financial institutions are very hasitant to land money for investment in an American company. The option I hold to purchase expires on February 15th, 1983, and I have heard from a reliable source that a very large U.S. trucking firm is prepared to buy it as soon as my option expires. The company I wish to purchase is under contract with the Teamsters, and the company wanting to purchase it has a different Urion.

I am prompted to write because I feel that my purchase of the firm would assure continuity of the contract with your Union, whereas purchase by the other firm might create a conflict batween rival Uniona.

In this regard I would very much like to meet with some one from your organization - preferably yourself - to discuss the possibility of the Teamsters Union or yourself participating in some manner in this venture. At a time suitable to your convenience I as prepared to go to your offices in Washington or any other place you designate to discuss this matter further.

Your early reply would be very much appreciated.

Yours very truly,

J.R. whitehead/cc

SUITE 300 1121 ST. CATHERINE ST. WEST MONTREAL, QUEBEC



# Classic International Corporation A Complete Real Estate Service

November 26th, 1962.

A COMPLETE ADMINISTRATION SERVICE

EXPERT CONSULTANTS
SALES Mr. James Hoffa,

RENTALS MORTGAGES

President,

Brotherhood of Teamsters,

INSURANCE Washington, D.C.

U.S.A.

Dear Mr. Hoffa:-

I have for a number of years followed your activities very closely and although I admire the work that you are doing in the United States, I feel that you should be interested in making future inroads in Canada and it is for this purpose that I take the liberty of writing to you.

I know that you are interested in numerous investment opportunities and I feel that I may have a proposition that would be of great interest to you from the point of view of furthering your union activities and also from a financial point of view.

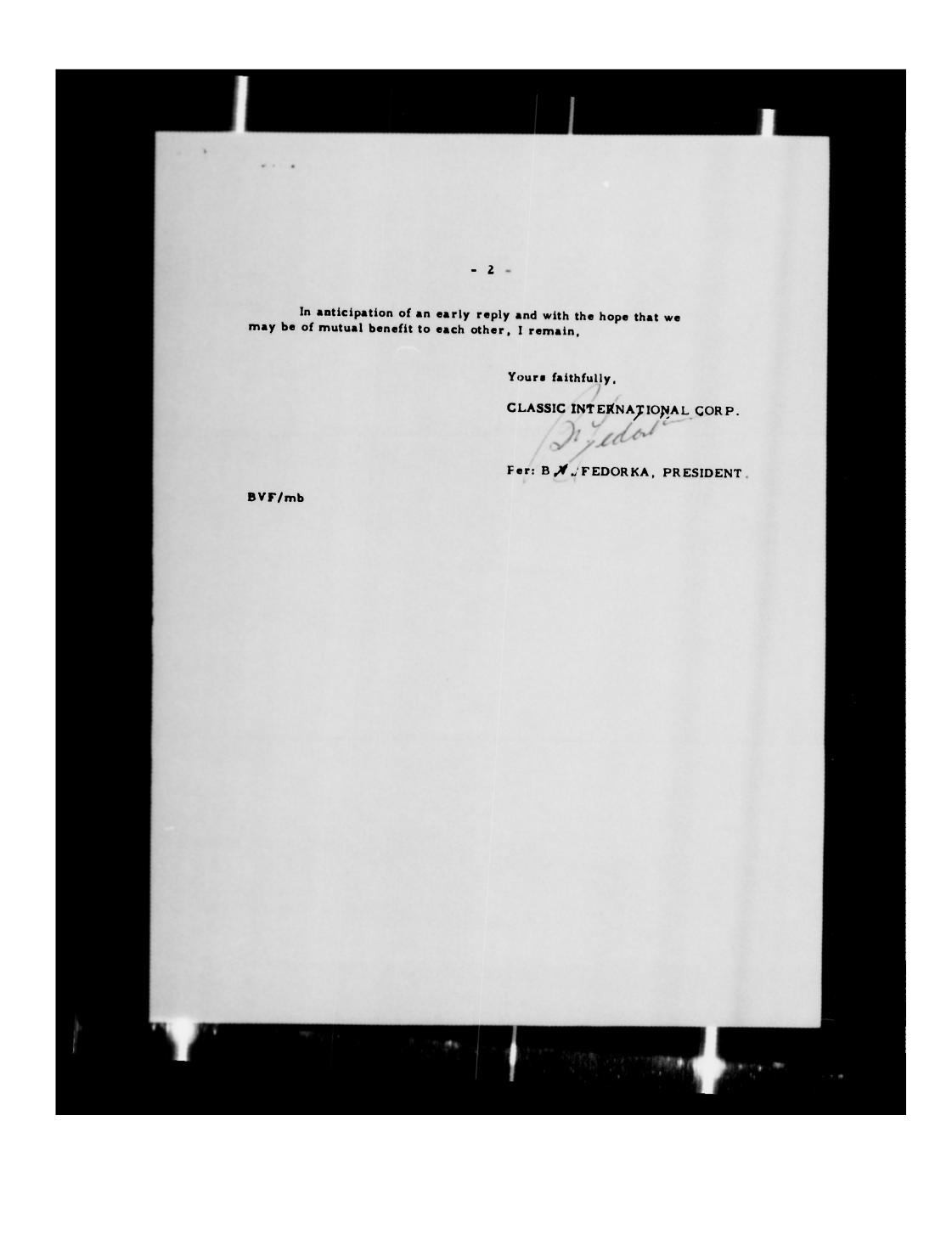
No doubt that you are aware of the World's Fair coming to Montreal in 1967 and also that we are in the process of building a subway within our fair city.

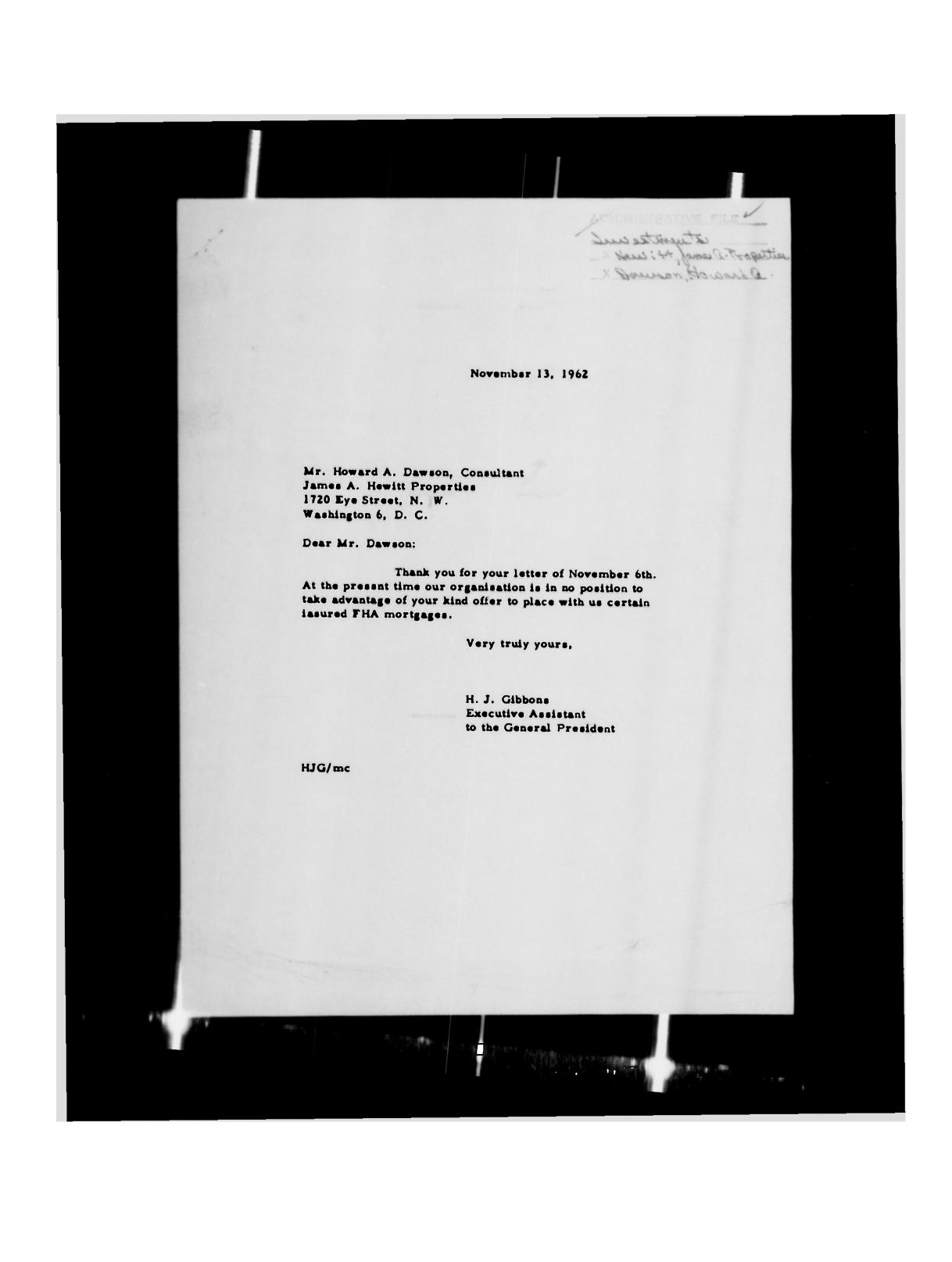
I have a proposition that I feel merits future consideration on your part and I would most sincerely appreciate the pleasure and privilege of discussing my proposition with you as soon as possible.

I would be prepared to meet with you at any time and any place. However, as mentioned before the earlier the better.

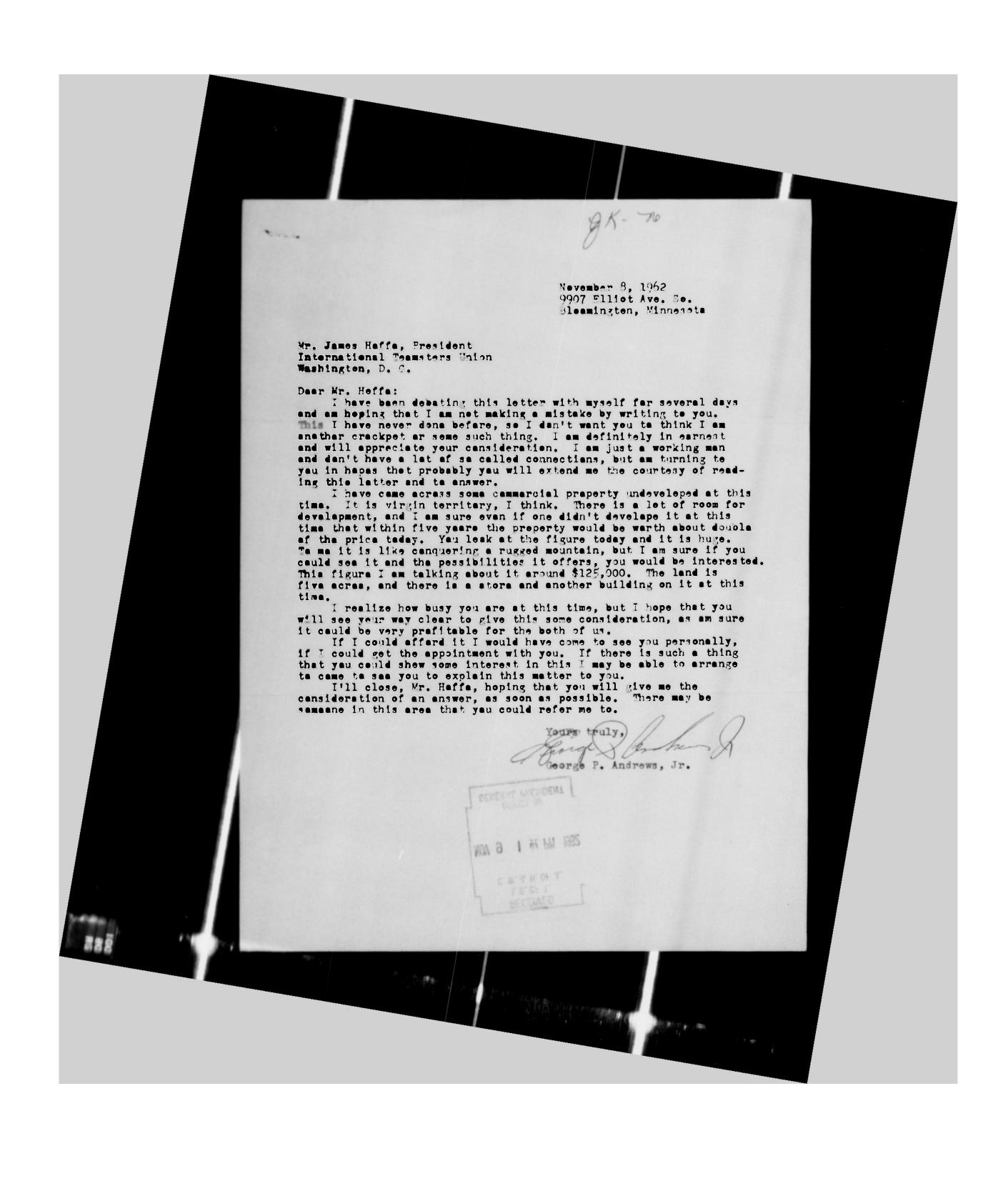
I have which I consider very good connections in the political field as well as in the business world. Please be so kind as to advise me by return mail as to your interest in my proposed proposition and at which time and what place would be most suitable to discuss it.

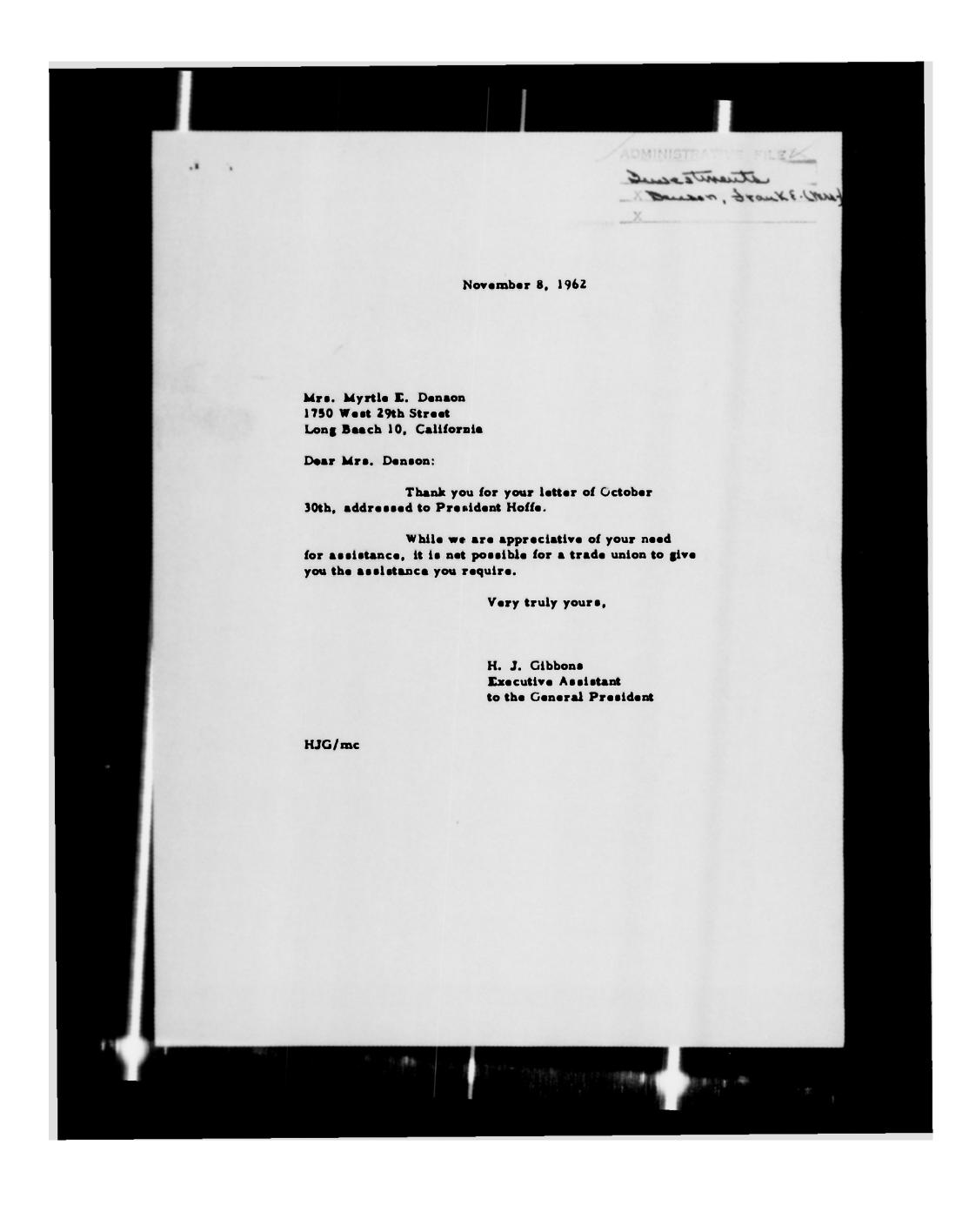
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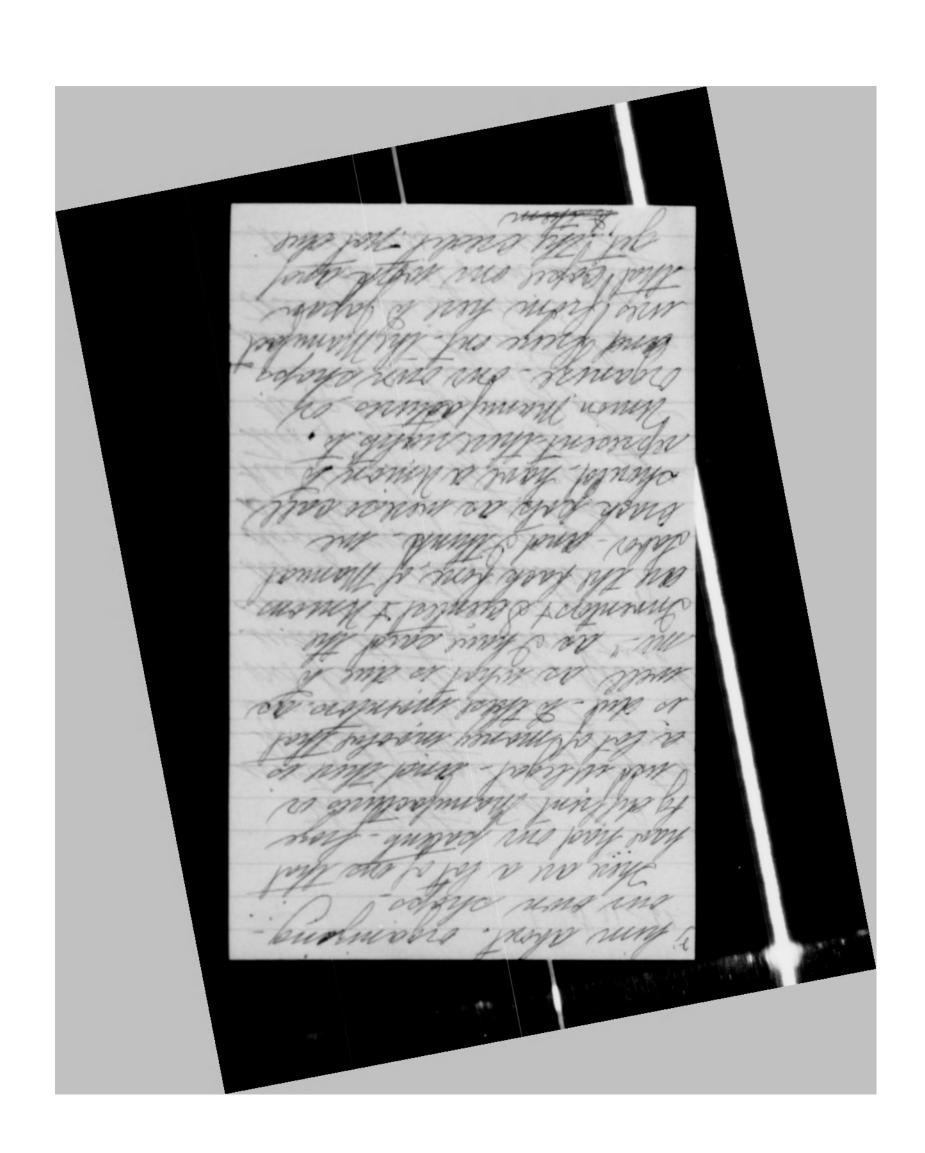


James A. Hewitt Properties Management Corporation REALTORS 1720 EYE STREET. NORTHWEST Virginia Office 3500 South Kemper Road Arlington, Virginia WASHINGTON 6, D. C. Telephone: STerling 3-2363 Telephone, JActson 8-2433 Naveuber 6, 1962 Mr. Harold Gibbons Searctary-Treasurer
International Brotherhood of Trametere, Chauffeure, Varehouse-nen and Helpere Union 25 Louisianu Avenue, N. W. Washington, D. C. Dear Mr. Gibbons: If you would be interested in purchasing insured THA Martgages on property in the District of Columbia, Maryland, or Virginia, we would like to undertake to neet your requirements. At present we are placing mortgages so as to net 5% to the in-Mr. James A. Hewitt and I would be pleased to visit with you in your office to discuss plans for investment in this field. If you will be so kind as to set a time for such a vieit we shall not accordingly. We are members of the Mortgage Bankers Association and are approved Mortgageee of the Federal Housing Administration. Very truly yours, JAMES A. HEWITT PROPERTIES
MANAGEMENT CORPORATION Howard A. Dawson Consultant HAD/9

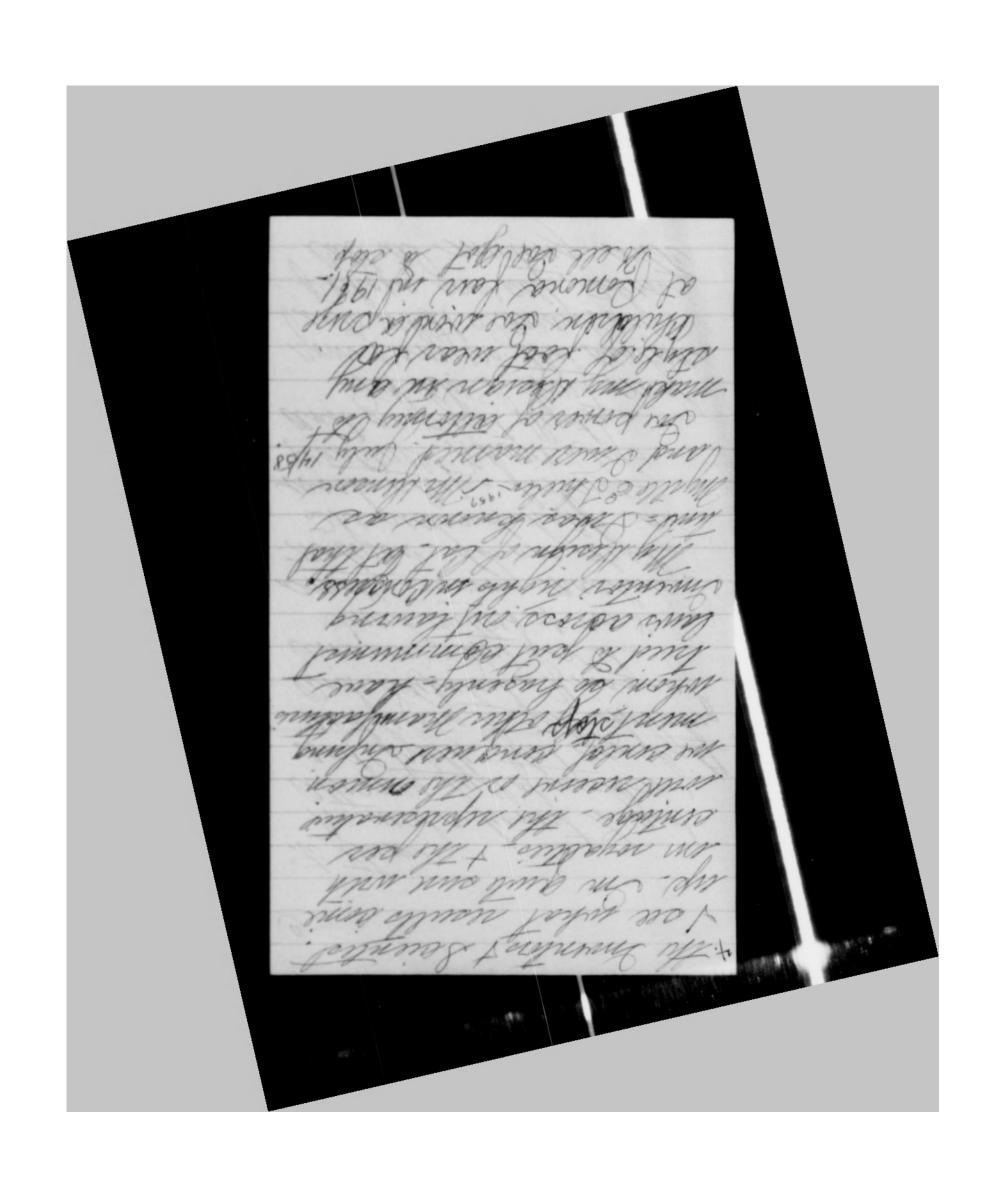




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Sincerely

Air Ayille Vinen

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Song Beach 19.

Phone. 42-77544.

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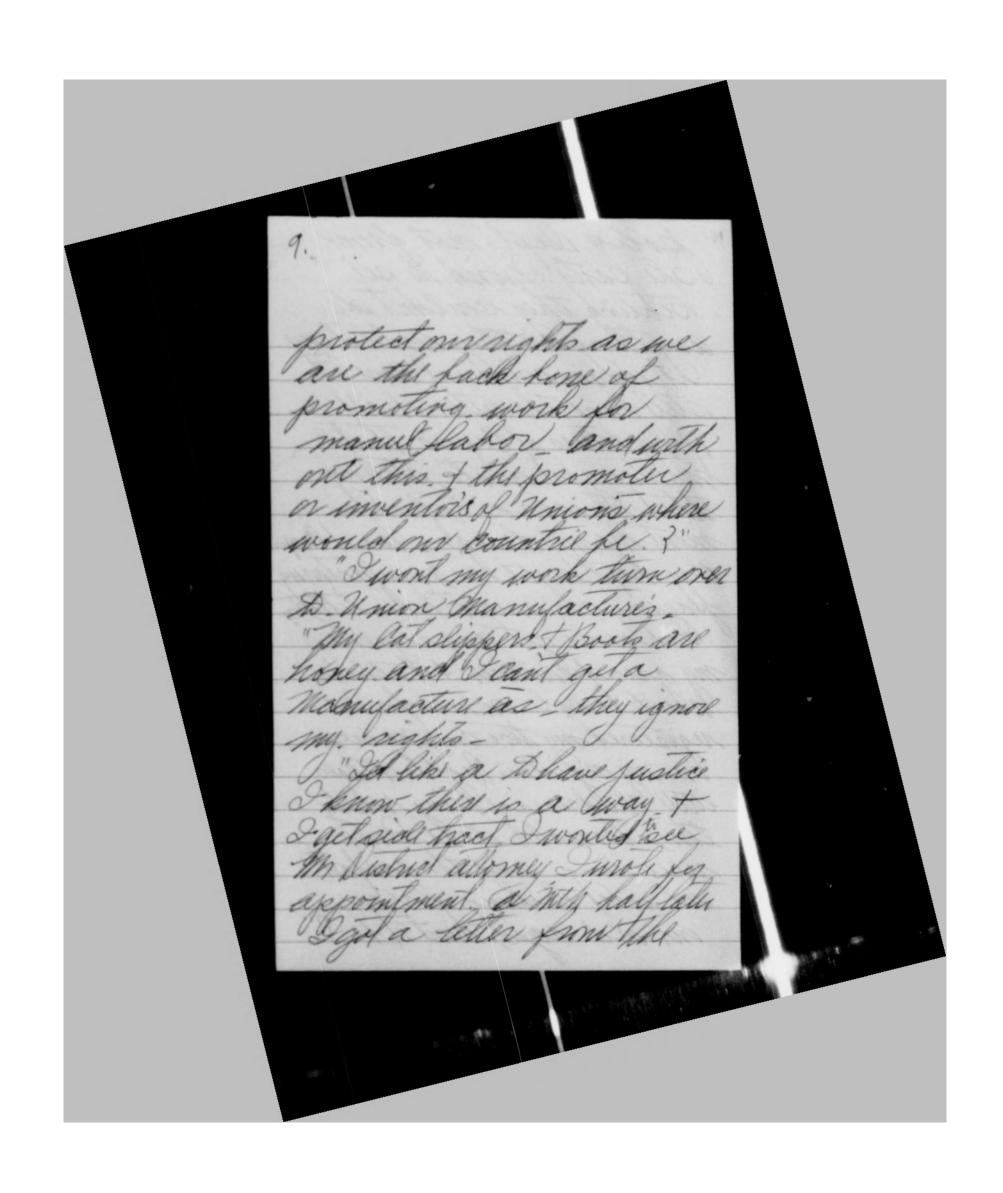
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The most states of the states

November 5, 1962 Mr. Al Socologeky 305 North Water Street Las Crucas, New Mexico Dear Mr. Socolofsky: Thank you for your letter of October 31st. At the present time, our organisation is not interastad in the investment you propose. Very truly yours, H. J. Gibbons Executive Assistant to the General President HJG/mc

Al Socolofsky, Realtor



LICENSED AND BONDED REAL ESTATE BROKER

REAL ESTATE

SALES

**EXCHANGES** 

P. 4. BOX 800 936

SOS NORTH WATER STREET LAS CRUCES. NEW MEXICO

October 31, 1962

INTERNATIONAL BROTHENHOOD OF TEAMSTERS Office f:
Mr. James R. Hoffe
General President
25 Louishana Ave., N.M.
dashington, 1, D. G.

Dear Sir:

Enclosed you will find a brochure on South Menchis Industrial Sites, Memphis, Tennesse which may be of interest to you, as it has great investment potentials.

I shall appreciate hearing from you as to your interest in acquiring this property and will be happy to make the necessary arrangements for inspecting this property.

Planking you for giving this matter your favorable consideration, and awaiting your reply.

Very truly yours

a fordappy

AL SOCCLOFSKY

AS/h

MIT O.

A SOUND INVESTMENT IS WORTH A LIFETIME OF TOIL

